Attachments Excluded from Agenda

Burwood Local Planning Panel Meeting

Thursday, 19 February, 2026

6:00 PM

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Recommended Conditions of Approval

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

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

Document Description	***Date***	***Plan No/Reference***
Site Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 02, Rev B.
Roof Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 03, Rev B.
Basement/Lower Ground Floor Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 04, Rev B.
Basement/Lower Ground Floor Cut and Fill Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 16, Rev B.
Basement/Lower Ground Floor Plan Area Diagram	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 17, Rev B.
Ground Floor Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 05, Rev B.
Attic Floor Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 06, Rev B.
North-East Elevation	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 07, Rev B.
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South-West Elevation	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 09, Rev B.
Sections A and B Ceiling Details	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 10, Rev B.
Secondary Dwelling Roof Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 11, Rev B.
Secondary Dwelling Ground Floor Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 12, Rev B.
Secondary Dwelling Elevations and Section C	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 13, Rev B.
Fence Details	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. 14, Rev B.
Existing Ground Floor Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. EX01, Rev B.
Existing Attic Floor Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. EX02, Rev B.
Existing Garage Floor Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. EX03, Rev B.
Landscape Calculation Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. AREAS 01, Rev B.

Built Area Calculation Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. AREAS 02, Rev B.
Gross Floor Area Calculation Plan	16.01.2026	Christopher Jordan Architecture and Design, Drawing No. AREAS 03, Rev B.
Finishes and Existing Vegetation Plan	16.01.2026	A Total Concept Landscape Architects, Drawing No. L/03, Rev E.
Planting Plan	16.01.2026	A Total Concept Landscape Architects, Drawing No. L/04, Rev E.
External Materials and Finishes Schedule	N/D	Prepared by Christopher Jordan Architecture and Design
Stormwater Drainage Plan	October 2025	Prepared by United Consulting Engineers Pty Ltd, Project No. 25MB9646
BASIX Certificate Alterations and Additions BASIX Certificate Single Dwelling	16.01.2026 3.10.2025	A1815806_02 1815808S
Arboricultural Impact Assessment Tree Management Plan	8.10.2025	Prepared by Redgum Horticultural Arboriculture and Horticulture Consultants
Statement of Heritage Impact	October 2025	Prepared by Weir Phillips Heritage
Waste Management Plan	September 2025	Prepared by Christopher Jordan Architecture and Design
Schedule of Conservation Works	September 2025	Prepared by Christopher Jordan Architecture and Design
Geotechnical Report	May 2025	Prepared by ESWNMAN PTY LTD

2. **Inconsistency between documents.** In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

3. **Building Code of Australia.** All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.

4. **BASIX.** Compliance with all commitments listed in BASIX Certificate(s) numbered A1815806_02, amended on 16 January 2026 and 1815808S, dated 8 October 2025.

5. **Support for neighbouring buildings.** If the development involves excavation that extends below the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

   (a) Protect and support the adjoining premises from possible damage from the excavation, and
   (b) Where necessary, underpin the adjoining premises to prevent any such damage, in accordance with relevant Australian Standards.

6. **Hours of work.** No work being carried out other than between the hours of 7:00am – 6:00pm Mondays to Fridays and 7:00am – 4:00pm on Saturdays, with no work at all

being carried out on Sundays and Public Holidays. Demolition, excavation and/or construction works that involve heavy machinery, noisy trades or the like are not permitted to be carried out from 1:00pm to 4:00pm on Saturdays.

7. **Hoardings**

   (a) A hoarding or fence must be erected between the work site and any adjoining public place.
   (b) Any hoarding, fence or awning erected pursuant to this consent is to be removed when the work has been completed.

8. **Illumination of public place.** 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.

9. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath.

10. **Public space.** The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.

11. **Service Alterations.** All 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, Jemena, Ausgrid, etc), with all costs associated with this alteration to be borne by the applicant.

12. **Road Opening Permit.** In accordance with the requirements of the Roads Act, the applicant must obtain consent (*Road opening Permit*) from Council prior to any excavation being undertaken in the road reserve (this includes verge and public footpath areas). No works shall be carried out in the road reserve without this permit being paid and a copy kept on the site.

13. **Public Utilities.** Compliance with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

14. **Windows.** Translucent or opaque windows must be provided to all bathrooms, en-suites, water closets (i.e. toilet), and stairwells.

ENGINEERING CONDITIONS

15. All activities and works external to the site, or that affect public roads, are to be carried out in accordance with 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.

16. A road-opening permit and/or 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.

17. 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.

18. 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 maintained at all times.

19. **Damage Deposit.** Security deposit against damage occurring to Council's assets (footpath, road, stormwater drainage system, kerb and gutter, etc.) during construction work **$17,660.00**. Payment to be made to Council as a bond prior to issue of a Construction Certificate and/or commencement of demolition/bulk excavation.

20. The following matters shall apply to the damage deposit listed in the Table of Fees:

    (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 the course of demolition and/or construction.

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

    (c) The applicant shall lodge an application to council for 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.

21. Internal driveway levels shall be designed and constructed to conform with existing footpath and road profiles such that vehicles are not damaged while accessing the property. Council footpath and road profiles will not be altered for this purpose.

22. Temporary measures shall be provided during demolition, excavation and/or construction to prevent sediment and polluted waters discharging from the construction area onto Council's footpath.

23. An Erosion and Sediment Control Plan (ESCP) is to be prepared by a competent practicing hydraulic/civil engineer in accordance with the publication "Managing Urban Stormwater: Soils & Construction" (Landcom, 2004) and Supplement 10 of Council's Stormwater Management Code prior to the commencement of any demolition, excavation or construction works upon the site.

24. All relevant erosion and sediment control measures identified in the ESCP must be implemented during and throughout the entire works period to prevent sediment and polluted waters discharging from the site.

25. The applicant shall provide the brick fence footing (foundation) drawing and shall ensure that no part of the footing will cross property boundary.

26. The area surrounding the front fence construction being so treated for excavation, backfilling and compaction as will prevent fall or stockpile of any material to the detriment or inconvenience of the pedestrians and/or occupiers of the adjoining properties.

27. All demolition and excavation materials are to be removed from the site or disposed off site using methods that comply with relevant environmental protection legislation.

28. The stormwater from the new roof and paved surfaces shall be collected and discharged by means of a gravity pipe to Council's street drainage system.

29. Grated drains shall be provided along the property boundary at two vehicular crossings and the drainage shall be connected to property drainage line discharging to Council's Street drainage system.

30. Dual drainage connections are permitted to Council's Street gutter. The steel RHS connection across footpath to street kerb shall be 75mm high. This is to ensure adequate concrete cover, ±75mm is maintained under footpath and at kerb.

BUILDING

31. Considerations to compliance with the National Construction Code (BCA) 2022 Volume 2 on construction of Class 1a and 10b structures.

32. Allowable encroachments (any fascias, gutters, and downpipes) will be constructed of non-combustible materials to confirm compliance.

33. The Principal Certifying Authority (PCA) must verify swimming pool barrier compliance prior to issuing the Construction Certificate.

SWIMMING POOL REGISTER

34. Before the issue of any occupation certificate, documentary evidence must be provided to the satisfaction of the principal certifier confirming that the pool/spa is registered in accordance with the Swimming Pools Act 1992. Registration can be undertaken online at: http://www.swimmingpoolregister.nsw.gov.au/.

HERITAGE CONDITIONS

35. Front Fencing: The fence is to have a maximum height of 1m above ground level.

36. No fencing is to be provided between the main dwelling and the secondary dwelling.

37. Photographic Archival Recording: A Photographic Archival Record for the entire property should be prepared in accordance with Australia ICOMOS Burra Charter and Heritage NSW guidelines. The Archival Recording is to be prepared by a suitable qualified

heritage consultant and submitted to Council for written approval **prior to the issue of any Construction Certificate**.

38. Schedule of Conservation Works: a detailed Schedule of Conservation Works (SOCW) is to be prepared by a qualified and experienced Heritage Conservation Architect, detailing all conservation works required to repair the house, outbuildings, grounds and other original features. The Schedule of Conservation Works is to include details of any works to original fabric required for NCC or BCA compliance, and is be supported by specifications, methodologies, drawings and details. The SOCW is to be submitted to Council's Heritage Officer for approval **prior to the approval of the Construction Certificate.**

39. Heritage Architect to be commissioned: an appropriately qualified and experienced Heritage Conservation Architect must be engaged for the duration of the project, to guide the conservation works and ensure the appropriate resolution of all matters relating to the heritage conservation of the property, including its grounds. Written confirmation of the engagement of the heritage architect is to be provided with the application for a Construction Certificate.

40. Salvage of Stair: the balustrade and any other decorative joinery features of the existing stair are to be salvaged and reused on site or on sold to a building recycling business.

41. Experienced Conservation trades to be used: all work to existing heritage fabric must be carried out by suitably qualified tradespeople with practical experience in conservation and restoration of similar structures, materials and methods.

42. Protection of Fabric: all existing heritage fabric and features to be retained by the proposal must be properly protected during the process of demolition and construction. The Heritage Architect should be notified if any damage occurs, and should be repaired to match existing.

43. Implementation of Conservation Works: the appointed Heritage Architect is to provide written confirmation that all works listed in the Schedule of Conservation Works have been completed to the satisfaction of the Heritage Architect and in accordance with the approved Schedule of Conservation Works **prior to the issuing of any Occupation Certificate.**

LANDSCAPING & TREE MANAGEMENT CONDITIONS

44. Landscaping to be installed as per the Landscape Plan sheet set by Christopher Jordan / A Total Concept Landscape Architect, dated 16/1/2026 L/03 L/04 Rev E2.

45. **Pruning or root cutting:** No pruning or root cutting is permitted to any street trees without the specific consent of Council.

46. **Neighbouring Trees:** Trees on a neighbour's property must not be pruned without the specific written consent of the tree owner's and of Council.

47. **Street Tree Bond:** A monetary bond/bank guarantee to the value of $3,000 per tree, where a total of 13 street trees equates to a **Street Tree Bond of $39,000.00** to be paid to Council, prior to commencement of any works including demolition, to ensure the proper protection of the street trees on Liverpool Road and Appian Way frontages. These trees include (2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, & 17), as per the arborist

report. The trees will be inspected by Council at completion of the works and the bond released only if the trees are not damaged.

48. **Tree Retention and Protection Measures:** The existing tree/s are required to be retained and protected in accordance with AS4970 (Protection of Trees on Development Sites, 2025). This includes the erection of Tree Protection Fencing, consisting of 1.8m high chain link panels, held in place with concrete feet either side of the trunk, parallel to the kerb, and to the full limits of the nature strip width.

49. **Tree Protection Fencing:** Tree Protection Fencing must be installed **prior to the commencement of any work** including demolition and must remain in place and maintained **until the issue of an Occupation Certificate**.

50. An AQF Level 5 Project Arborist must be engaged to certify the tree protection and ensure the Hold Points listed in the Arborist Report are performed accordingly and recorded.

51. **Monetary Bond Refund.** The thirteen (13) street trees will be inspected by Council and the monetary bond released only if the tree/s are not damaged.

DEMOLITION CONDITIONS

The following conditions are imposed to ensure compliance with relevant legislation and Australian Standards, and to ensure that the amenity of the neighbourhood is protected.

A Construction Certificate is not required for Demolition.

52. **Provision of contact details/neighbour notification. At least 7 days before any demolition work commences:**

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

53. **Compliance with Australian Standards.** All demolition work is to be carried out in accordance with the requirements of the relevant Australian Standard(s).

54. **Excavation.**

    (a) All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent the activities from being dangerous to life or property and, in accordance with the design of a structural engineer.
    (b) A Demolition Work Method Statement must be prepared by a licensed demolisher who is registered with the Work Cover Authority, in accordance with AS 2601-2001: The Demolition of Structures, or its latest version. The applicant must provide a copy of the Statement to Council prior to commencement of demolition work.

55. **Asbestos.** Where asbestos is present during demolition work, the work must be carried out in accordance with the guidelines for asbestos work published by Work Cover New South Wales.

56. **Asbestos – disposal.** All asbestos wastes must be disposed of at a landfill facility licensed by the New South Wales Environmental Protection Authority to receive that waste. Copies of the disposal dockets must be retained by the person performing the work for at least 3 years and be submitted to Council on request.

57. **Waste management plan.** Demolition material must be managed in accordance with the approved waste management plan.

58. **Disposal of demolition waste.** All demolition waste must be transported to a facility or place that can lawfully be used as a waste facility for those wastes.

PRIOR TO THE ISSUING OF A CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Unless an alternative approval authority is specified (e.g. Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

59. **Fees**: The fees and/or bonds shown in the Table of Fees, are to be paid to Council or another approved collection agency (the Long Service Levy Corporation and its agents and an approved insurer under the Home Building Act 1989) and suitable evidence of payment is to be provided to the Principal Certifier prior to the issuing of a **Construction Certificate.**

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

60. Building and Construction Industry Long Service Corporation Levy **$5,887.27 (Payment to be made to Council, the Corporation or its Agent).**

61. **Street Tree Bond:** A monetary bond/bank guarantee to the value of $3,000 per tree, where a total of 13 street trees equates to a **Street Tree Bond of $39,000.00** to be paid to Council, prior to commencement of any works including demolition, to ensure the proper protection of the street trees on Liverpool Road and Appian Way frontages. These trees include (2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, & 17), as per the arborist report. The trees will be inspected by Council at completion of the works and the bond released only if the trees are not damaged.

62. **Damage Deposit** - security deposit against damage occurring to Council's assets (footpath, road, stormwater drainage system, kerb and gutter, etc.) during building work **$17,660.00 (Payment to be made to Council as a bond prior to issue of a Construction Certificate and/or commencement of demolition/bulk excavation**

NOTE: This deposit is refundable if no damage occurs.

(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 the course of demolition and/or construction.

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

63. Pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979* and the Section 7.12 Contributions Plan, the following monetary contribution towards public services and amenities is required for land outside the Burwood Town Centre:

Contribution Element			**Contribution**
A levy of 1**%** of the cost of carrying out the development, where the cost calculated and agreed by Council is **$2,354,906.51.**			**$23,548.07**
Index Period	September 2025	**CPI_1**	143.9

Office Use: T49

The above contribution will be adjusted at the time of payment. Applicants are advised to contact Council for the adjusted amount immediately prior to arranging payment.

The contribution will be adjusted in accordance with the following formula:

Contribution (at time of payment) = $\frac{C \times CPI_2}{CPI_1}$

Where:

C: the original contributions amount as shown in the development consent;

CPI_2 the Consumer Price Index: All Groups Index for Sydney, for the immediate past quarter

CPI_1 the Consumer Price Index: All Groups Index for Sydney, applied at the time of granting the development consent as shown on the development consent.

Note: The minimum payment will not be less than the contribution amount stated on the consent.

The contribution is to be paid to Council, or evidence that payment has been made is to be submitted to the Principal Certifying Authority, **prior to the issuing of a Construction Certificate**.

Council may accept works in kind or other material public benefits in lieu of the contribution required by this condition subject to and in accordance with the requirements specified in the Section 7.12 Contributions Plan.

Note: The payment of a Section 7.12 contribution over an amount of $5,000 may only be paid by Bank Cheque (i.e. personal or company cheques will not be accepted). Contributions of $5,000 or less may be paid by cash, EFTPOS, cheque or credit card. Payments by credit card may be subject to a surcharge.

64. All fees, levies, bonds and/or contributions as required by this Determination Notice must be paid to relevant the authority/entity, **prior to the issuing of a Construction Certificate.**

65. **Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Principal Certifying Authority prior to the issue of the **Construction Certificate**.

66. **Structural Certification.** The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant BCA requirements prior to the release of the **Construction Certificate.**

67. **Sydney Water – Building Plan Approval.** The plans approved as part of the Construction Certificate must also be approved by Sydney Water prior to excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please go to www.sydneywater.com.au/tapin to apply.

68. **Reflectivity of materials.** Roofing and other external materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Principal Certifying Authority prior to the release of the **Construction Certificate.**

69. **Fire Safety**. The development is required to consider compliance to the NCC BCA 2022 on fire separation to prevent the spread of fire from adjoining properties.

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.**

PRIOR TO COMMENCEMENT OF CONSTRUCTION

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

70. 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

71. **Site Sign**

(a) A sign must be erected in a prominent position on site, prior to the commencement of construction:

(i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
(ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
(iii) stating that unauthorised entry to the work site is prohibited.

(b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

72. **Excavation adjacent to adjoining land**

(a) If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must, at their own expense, protect and support the adjoining premises from possible damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.
(b) The applicant must give at least seven (7) days notice to the adjoining owner(s) prior to excavating.
(c) An 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.

73. **Residential building work – insurance.** In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

74. **Residential building work – provision of information.** Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the PCA has given the Council written notice of the following information:

(a) in the case of work for which a principal contractor is required to be appointed:
(i) the name and licence number of the principal contractor; and
(ii) the name of the insurer by which the work is insured under Part 6 of that Act.

(b) in the case of work to be done by an owner-builder:
(i) the name of the owner-builder; and
(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If any of the above arrangements are changed while the work is in progress so that the information notified under this condition becomes out of date, further work must not be carried out unless the PCA for the development to which the work relates has given the Council written notice of the updated information (if Council is not the PCA).

75. **Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with SafeWork NSW requirements and be a minimum of 1.8m in height.

76. **Dial Before You Dig**. A free national community service to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use every day – 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 an professional excavator, the potential for injury, personal liability and even death exists everyday. Obtaining accurate information about your work site significantly minimises these risks.

77. **Toilet Facilities**. 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.

DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

78. **Critical stage inspections.** The person having the benefit of this consent is required to notify the Principal Certifying Authority during construction to ensure that the critical stage inspections are undertaken, as required under clause 162A(4) of the *Environmental Planning and Assessment Regulation 2000.*

79. **Noise from construction work.** All feasible and reasonable measures must be implemented to minimise the emission of noise from construction work.

80. **Survey of footings/walls.** All footings and walls within 1 metre of a boundary must be set out by a registered surveyor. On commencement of brickwork or wall construction a survey and report must be prepared indicating the position of external walls in relation to the boundaries of the allotment.

81. **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.

82. **Use of fill/excavated material.** Excavated material must not be reused on the property except as follows:

(a) Fill is allowed under this consent;
(b) The material constitutes Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997,*
(c) The material is reused only to the extent that fill is allowed by the consent.

83. **Construction materials.** All materials associated with construction must be retained within the site.

84. **Site Facilities**
The following facilities must be provided on the site:
(a) Toilet facilities in accordance with SafeWork NSW requirements, at a ratio of one toilet per every 20 employees, and
(b) A garbage receptacle for food scraps and papers, with a tight fitting lid.

85. **Site maintenance**
The applicant must ensure that:
(a) Approved sediment and erosion control measures are installed and maintained during the construction period;
(b) Building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held;
(c) The site is clear of waste and debris at the completion of the works.

86. **Work within public road.** At all times work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 “Traffic Control Devices for Work on Roads”.

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (e.g. Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

87. **Works as Executed:** Following completion of all drainage works:

(a) Works-as-executed plans, prepared and signed by a registered surveyor, shall be prepared. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. These plans are to be reviewed by the competent practicing hydraulic/civil engineer that inspected the works during construction.
(b) The Principal Certifying Authority is to be provided with a Certificate from a competent practicing hydraulic/civil engineer. The Certificate shall state that all stormwater drainage and related work has been constructed in accordance with

the approved plans and consent conditions as shown on the work-as-executed plans, prior to the issuing of an Occupation Certificate.

88. **Registered Surveyors Certificate:** A Registered Surveyor's Certificate being submitted to the Principal Certifier, **prior to the issuing of an Occupation Certificate**, as follows:

    (a) Before proceeding beyond ground floor height to show boundary clearances; and

    (b) On completion of the building to indicate the heights of the finished floor levels and roof ridge level and to show boundary clearances and areas of the site occupied by the building.

89. **Identification Survey Report:** Prior to the issuing of an Occupation Certificate, A report by a registered surveyor must be submitted to the Principal Certifier verifying that the height of floor structures at each level, the height of external walls, the height of roof structures/roof eaves overhangs and that the external wall setbacks to the property boundaries all conform with the approved plans.

End of consent.

Architectural Plans, Schedule of Finishes, and Landscape Plans

DEVELOPMENT APPLICATION ISSUE
2A APPIAN WAY, BURWOOD

Drawing List

Sheet No.	Sheet Name	Size	Rev. No.
02	SITE PLAN 1:200	ISO A2	B
03	ROOF PLAN	ISO A2	B
04	BASEMENT / LOWER GROUND FLOOR PLAN	ISO A2	B
16	BASEMENT / LOWER GROUND FLOOR: CUT/FILL PLAN	ISO A2	B
17	BASEMENT / LOWER GROUND FLOOR: BASEMENT AREA DIAG	ISO A2	B
05	GROUND FLOOR PLAN	ISO A2	B
06	ATTIC FLOOR PLAN	ISO A2	B
07	ELEVATIONS NORTH-EAST	ISO A1	B
08	ELEVATIONS SOUTH-EAST AND NORTH-WEST	ISO A1	B
09	ELEVATIONS SOUTH-WEST	ISO A1	B
10	SECTIONS A & B	ISO A1	B
11	SECONDARY DWELLING - ROOF PLAN	ISO A3	B
12	SECONDARY DWELLING - GROUND FLOOR PLAN	ISO A3	B
13	SECONDARY DWELLING - ELEVATIONS AND SECTION C	ISO A2	B
14	FENCES DETAILS	ISO A2	B
EX01	EXISTING GROUND FLOOR PLAN	ISO A3	B
EX02	EXISTING ATTIC FLOOR PLAN	ISO A3	B
EX03	EXISTING GARAGE FLOOR PLAN	ISO A3	B
AREAS01	LANDSCAPE AREA CALCULATION	ISO A3	B
AREAS02	BUILT AREA CALCULATION	ISO A3	A
AREAS03	GFA AREA CALCULATION	ISO A3	B

TREE LEGEND:

TREES NUMBERED IN GREEN ARE RECOMMENDED FOR RETENTION
TREES NUMBERED IN RED ARE RECOMMENDED FOR REMOVAL

APPIAN WAY

322°04'0" 0.19
52°03'05" ~ 4.425
31°54'05" ~ 20.62
115°05'05" 7.72
120°27'45" ~ 25.24
326°11'05" ~ 56.415
235°46'35" ~ 37.89
228°35'05" ~ 34.2
CH113°53'05"~22.13422.15 R145
107°42'05" ~ 14.155
135°16'05" ~ 1.03
197°13'05" ~ 1.105

BRICK GARAGE & LAUNDRY

PART DOUBLE STOREY BRICK RESIDENCE No. 53
33 LIVERPOOL ROAD

11 DP592227

40 DP 12249
3269 m² (Deed)
3274 m² (Calc)

PART DOUBLE STOREY BRICK RESIDENCE No. 2a FL: 45.67

PREDOMINANTLY NORTHERLY WINDS
AFTERNOON SUN
MIDDAY SUN
MORNING SUN

SITE PLAN

NOT FOR CONSTRUCTION

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No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

SITE PLAN 1:200
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A2
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
Drawing No. 02
Rev # B

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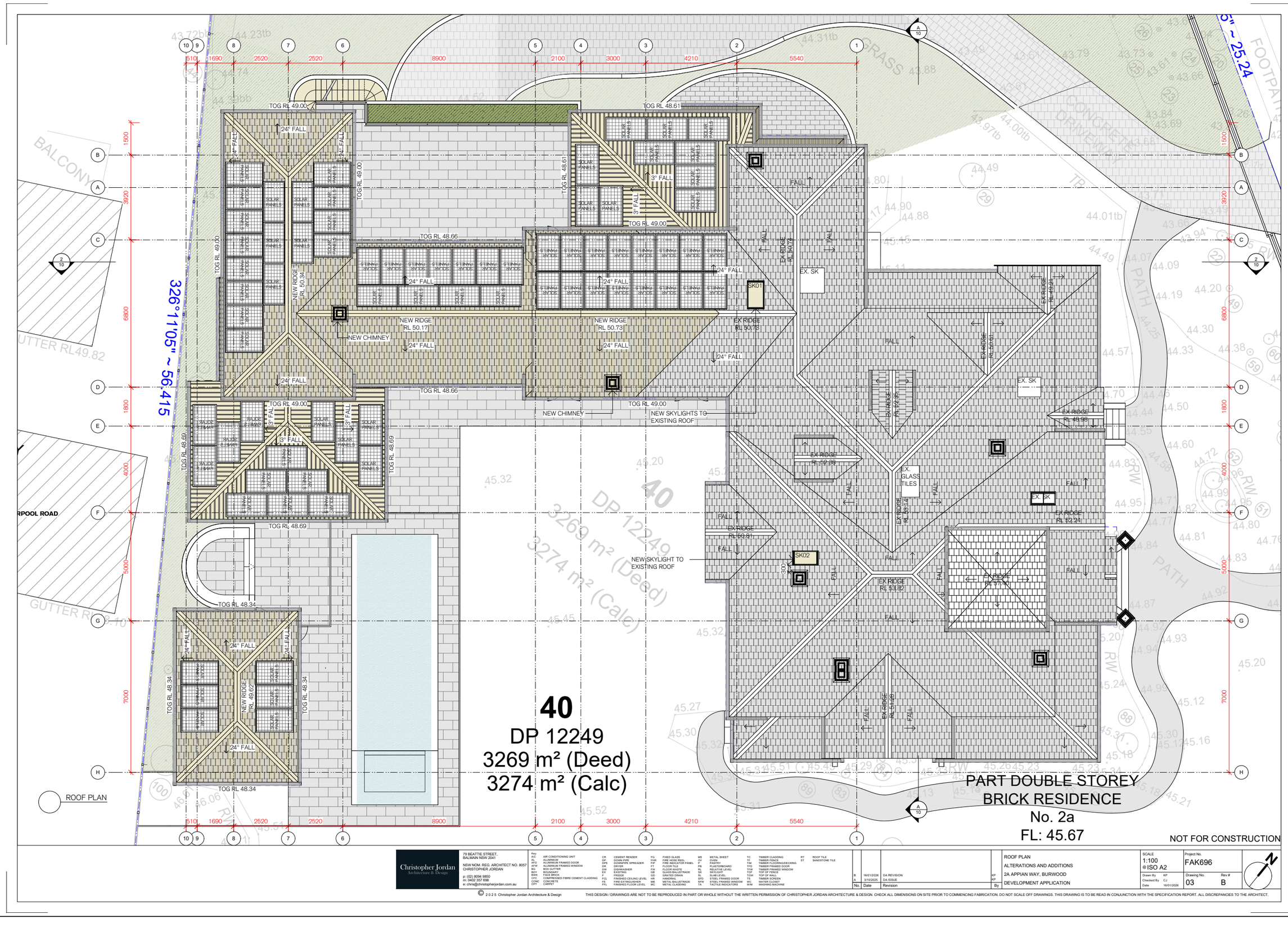

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Key:
A/C AIR CONDITIONING UNIT
AL ALUMINIUM
AFD ALUMINIUM FRAMED DOOR
AFW ALUMINIUM FRAMED WINDOW
BG BOX GUTTER
BDY BOUNDARY
BRK FACE BRICK
CFC CEMENT RENDERED FIBRE CEMENT CLADDING
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER
DP DOWN PIPE
DPS DOWNPIPE SPREADER
DR DOOR
DW DISHWASHER
EX EXISTING
F FRIDGE
FCL FINISHED CEILING LEVEL
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FHR FIRE HOSE REEL
FIP FIRE INDICATOR PANEL
FW FIXED WINDOW
FW FLOOR WASTE
GB GLASS BALUSTRADE
GD GRATED DRAIN
HR HANDRAIL
MB METAL BALUSTRADE
MC METAL CLADDING
MS METAL SHEET
OV OVEN
PT PAINT
PB PLASTERBOARD
RL RELATIVE LEVEL
SK SKYLIGHT
SL SLAB LEVEL
SFD STEEL FRAMED DOOR
SFW STEEL FRAMED WINDOW
TA TACTILE INDICATORS
TC TIMBER CLADDING
TF TIMBER FENCE
TSD TIMBER FLOORING/DECKING
TFD TIMBER FRAMED DOOR
TFW TIMBER FRAMED WINDOW
TOF TOP OF FENCE
TOW TOP OF WALL
TS TIMBER SCREEN
WD WARDROBE
WM WASHING MACHINE
RT ROOF TILE
ST SANDSTONE TILE

No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
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ROOF PLAN
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A2
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
Drawing No. 03
Rev # B

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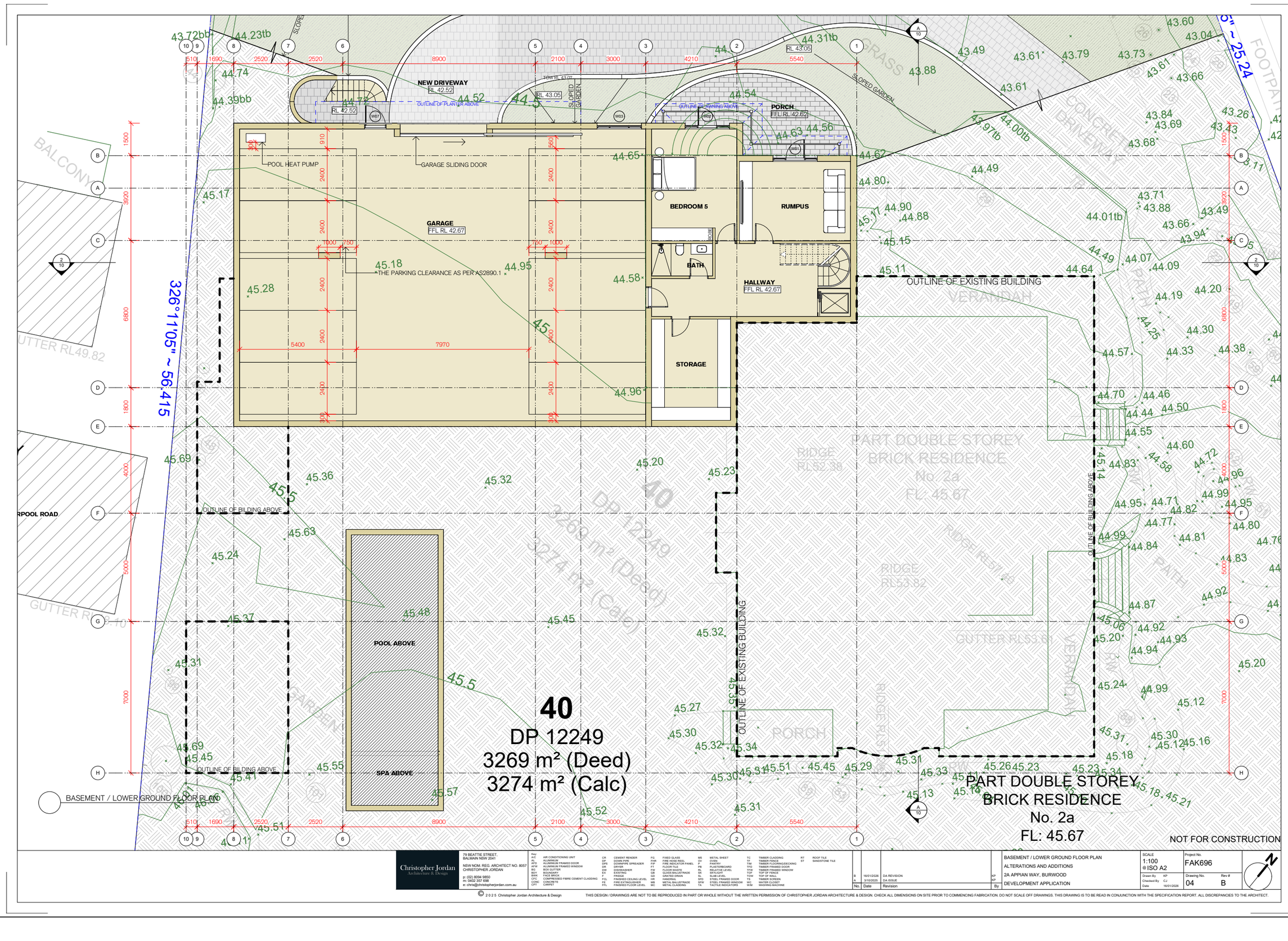
Architectural Plans, Schedule of Finishes, and Landscape Plans



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No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

BASEMENT / LOWER GROUND FLOOR PLAN
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A2
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
Drawing No. 04
Rev # B

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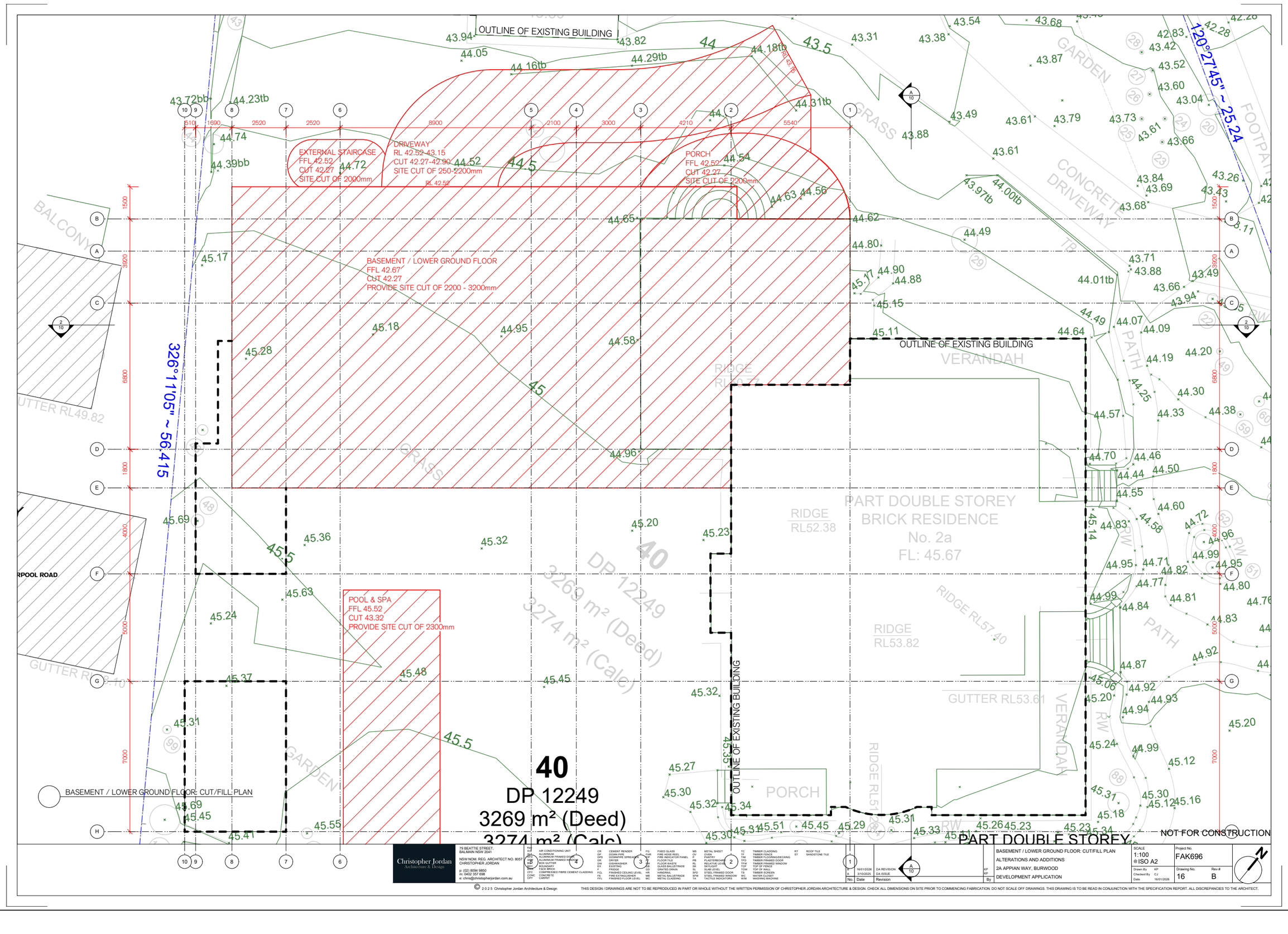

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No.	Date	Revision	By
1	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

BASEMENT / LOWER GROUND FLOOR: CUT/FILL PLAN
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A2 | Project No. FAK696 | Drawn By KP | Checked By CJ | Date 16/01/2026 | Drawing No. 16 | Rev # B

BURWOOD LEP:

43 Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

BASEMENT

OUTLINE OF BUILDING ENVELOPE

BASEMENT / LOWER GROUND FLOOR: BASEMENT AREA DIAGRAM

40
DP 12249
3269 m² (Deed)
3274 m² (Calc)

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PART DOUBLE STOREY

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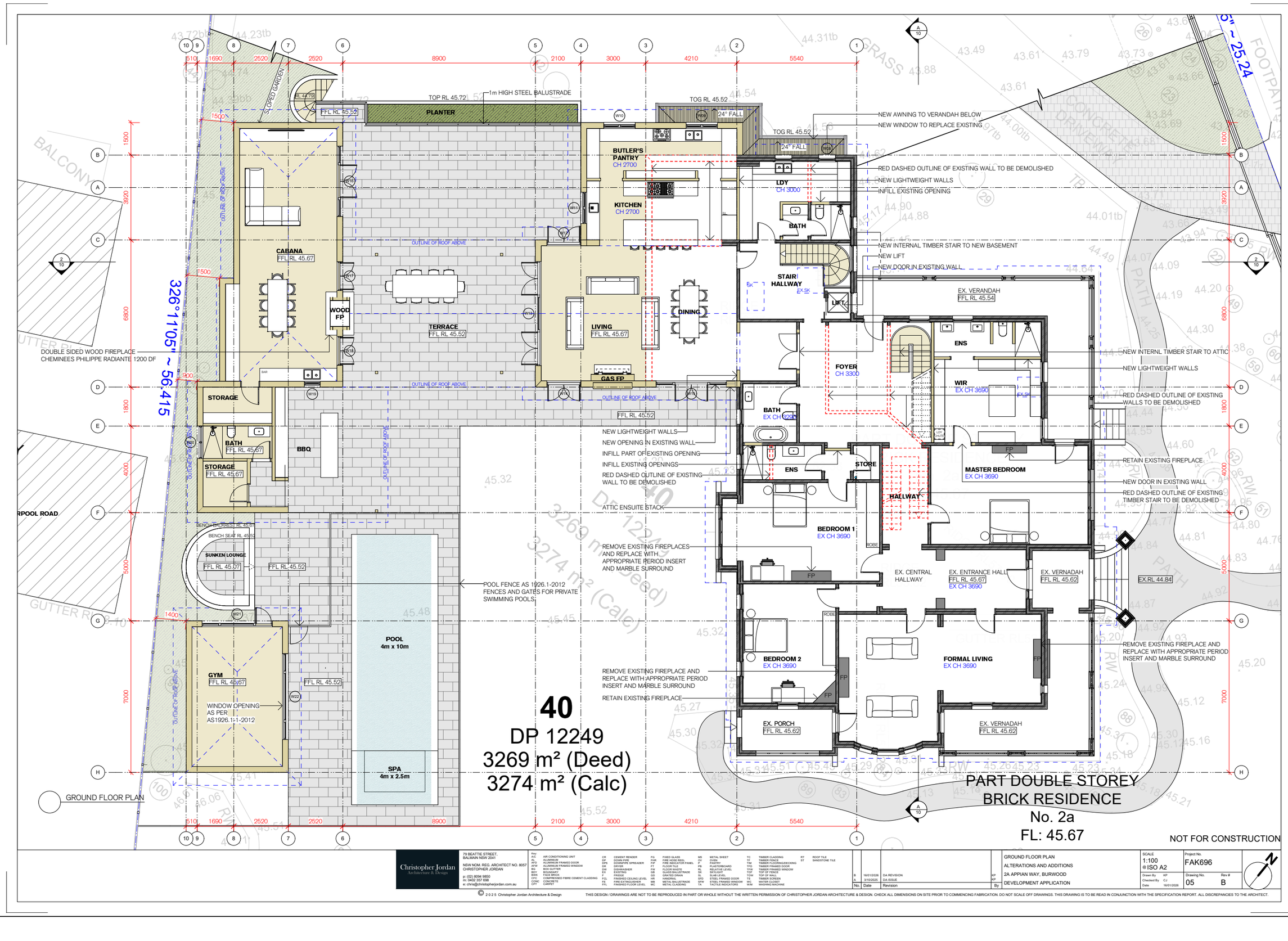
No.	Date	Revision	By
1	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

BASEMENT / LOWER GROUND FLOOR: BASEMENT AREA DIAGRAM
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A2
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
Drawing No. 17
Rev # B



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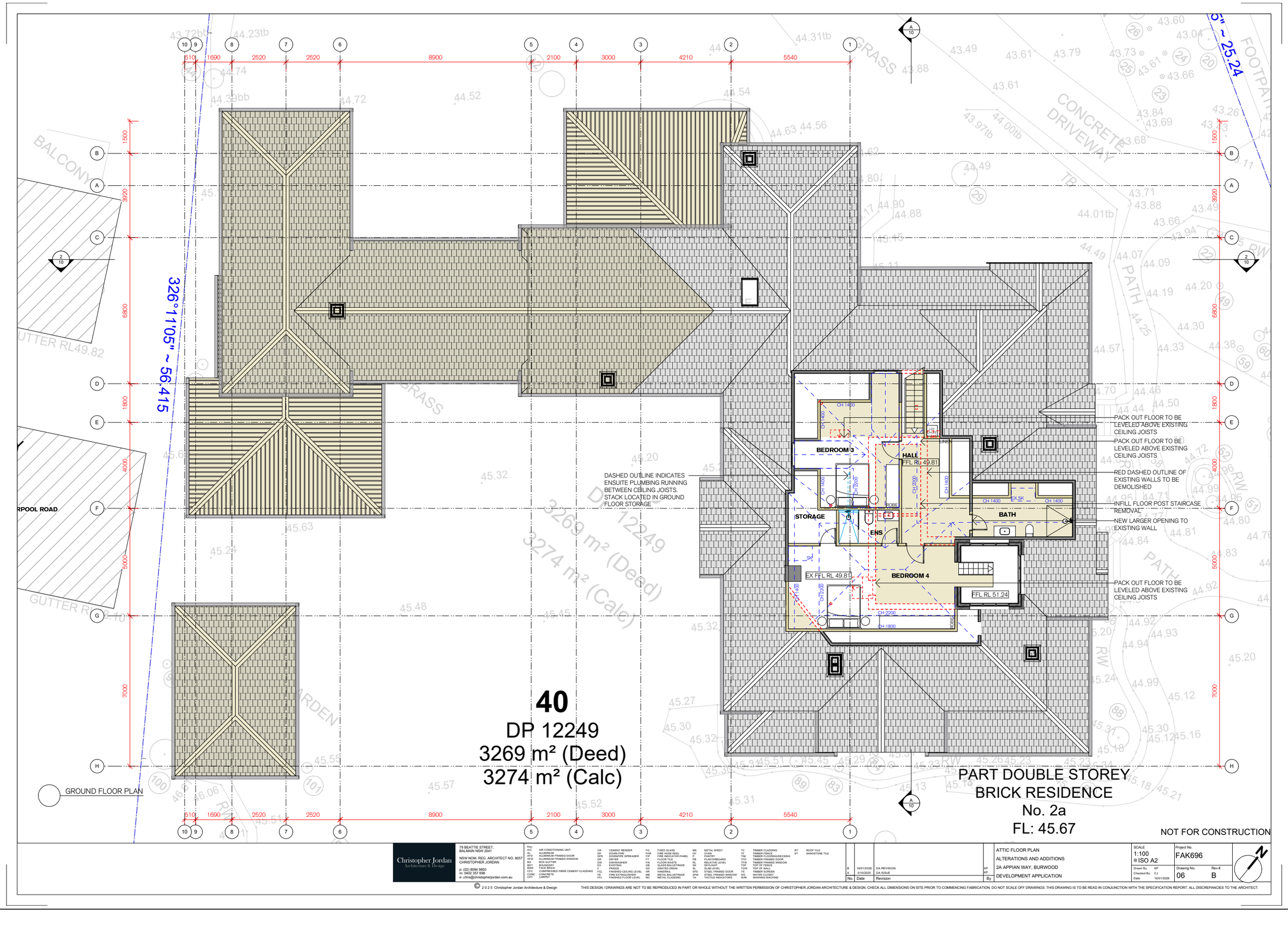
No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

GROUND FLOOR PLAN
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A2
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
Drawing No. 05
Rev # B



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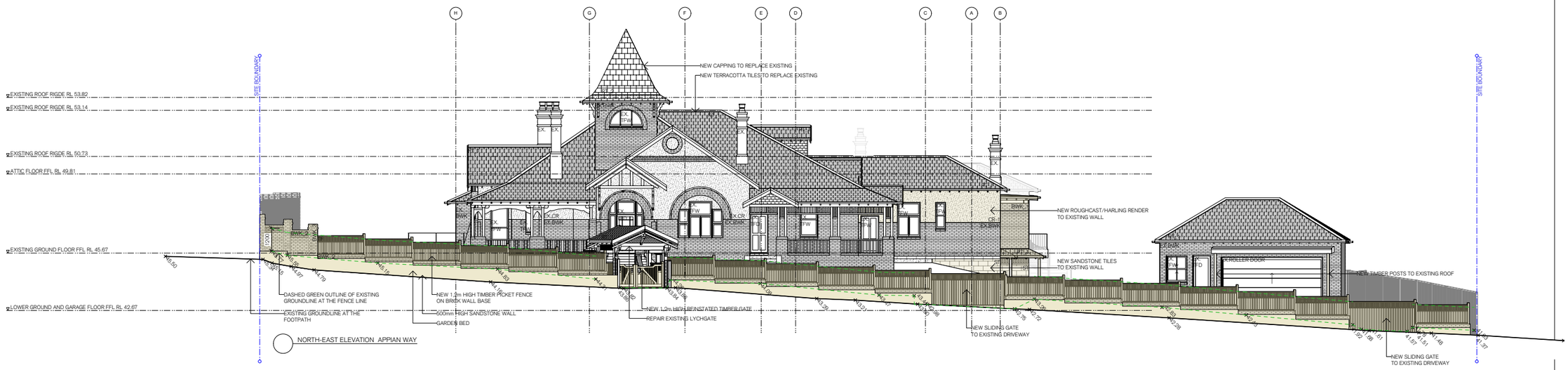
No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

ATTIC FLOOR PLAN
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A2
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
Drawing No. 06
Rev # B



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AJ	AIR CONDITIONING UNIT	CR	CEMENT RENDER	FG	FIXED GLASS	MS	METAL SHEET	TC	TIMBER CLADDING	RT	ROOF TILE
BK	BOOKSHELF	DP	DOWNPIPE	FIP	FIRE HOSE REEL	PT	PAINT	TD	TIMBER DECKING	ST	SANDSTONE TILE
BP	BOOKSHELF	GP	GOOSENECK SPRINGLOAD	FP	FIRE INDICATOR PANEL	PL	PLASTERBOARD	TM	TIMBER FLOORING/DECKING		
BTW	BOTTLE WASH	GR	GRATE	FS	FLOOR SAFE	PR	PROPERTY LINE	TS	TIMBER FLOORING/DECKING		
BW	BOX GUTTER	GW	GLASSWASHER	FW	FLOOR WASTE	PS	PLASTERBOARD	TW	TIMBER FRAMED WINDOW		
BRK	BRICK WALL	HP	HOT PLATE	FWR	FLOOR WASTE/RAISE	RL	RAISE LEVEL	TOP	TOP OF RAIL		
BSC	BUILT SPACE	FR	FRIDGE	GR	GRATED DRAIN	SL	SLAB LEVEL	TOP	TOP OF WALL		
CFC	CONCRETE FIBRE CEMENT CLADDING	FP	FIRE EXTINGUISHER	GR	GRATED DRAIN	SP	SPIN PANEL	TS	TIMBER STAIRS		
CONC	CONCRETE	FS	FIRE EXTINGUISHER	MS	METAL BALLUSTRADE	SPR	STEEL FRAMED WINDOW	TL	TIMBER LOUVRE		
CPT	CARPET	FL	FINISHED FLOOR LEVEL	MC	METAL CLADDING	TA	TACTILE INDICATORS	WM	WASHING MACHINE		

No.	Date	Revision	By
A	16/01/2026	DA REVISION	KP
B	9/10/2025	DA ISSUE	

ELEVATIONS NORTH-EAST
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A1
Project No. FAK696
Drawing No. 07
Rev # B
Drawn By KP
Checked By CJ
Date 16/01/2026

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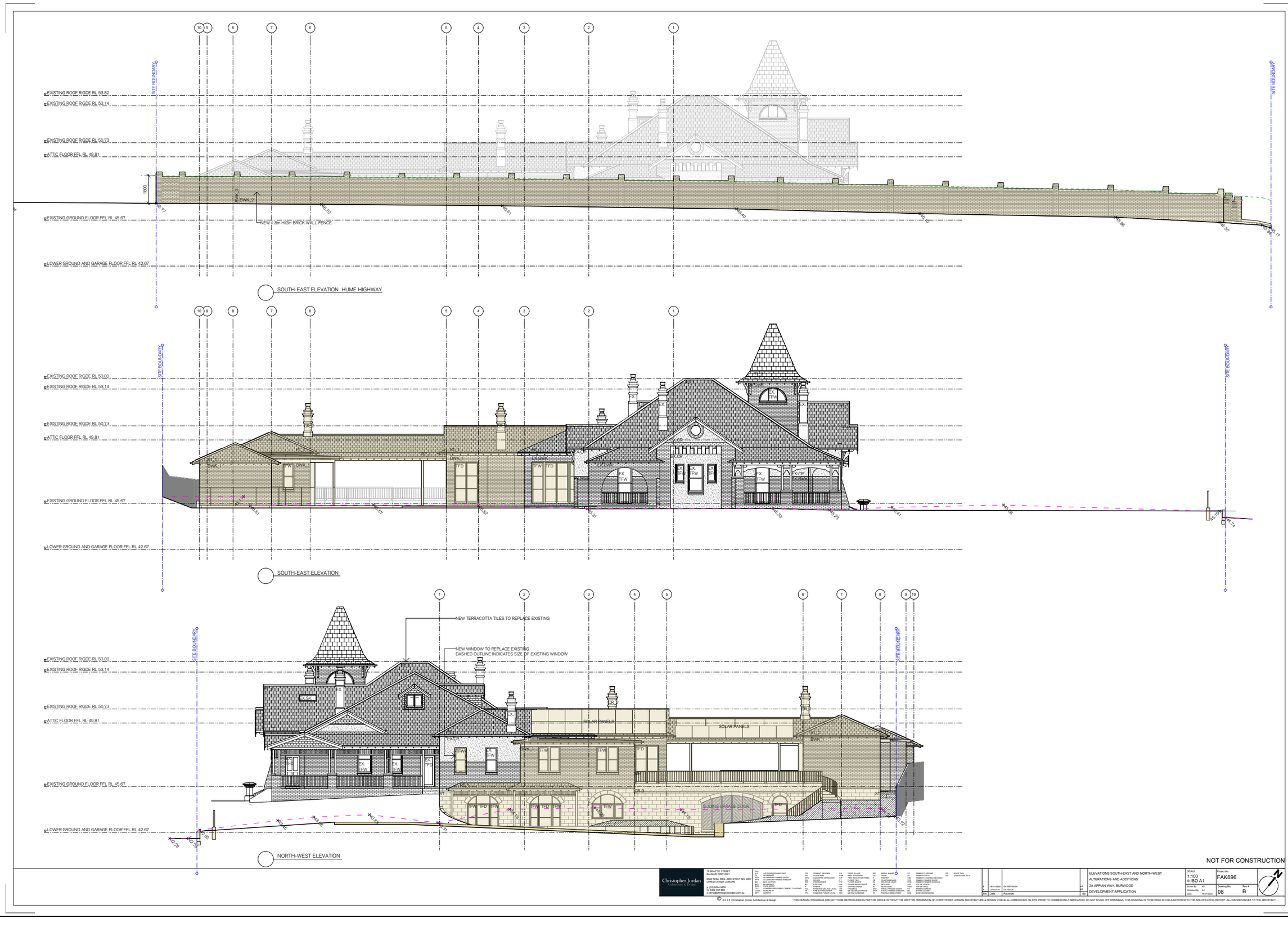

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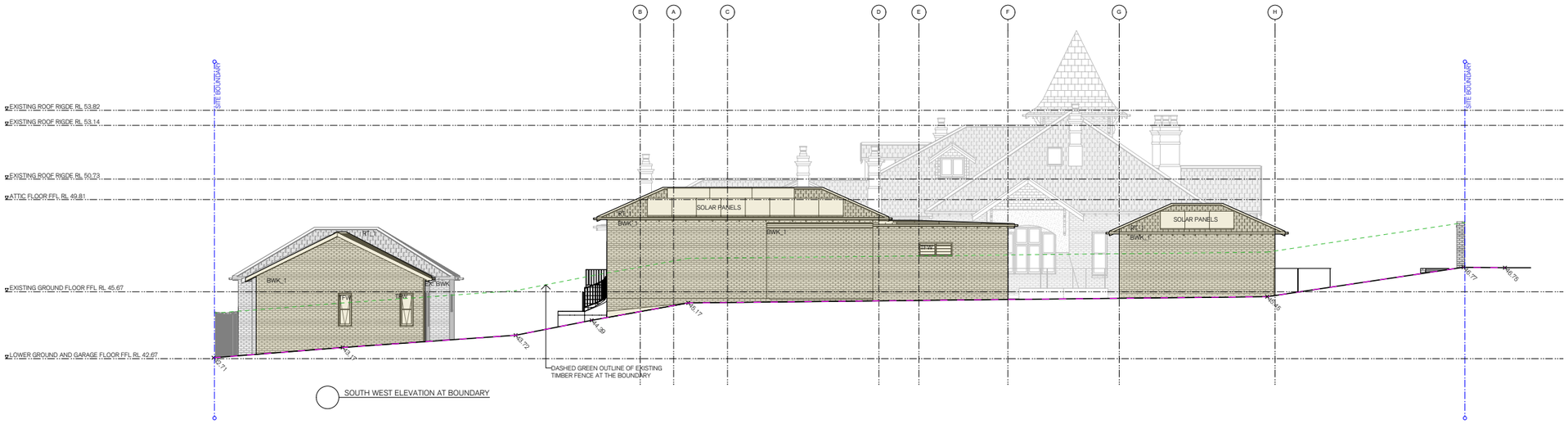
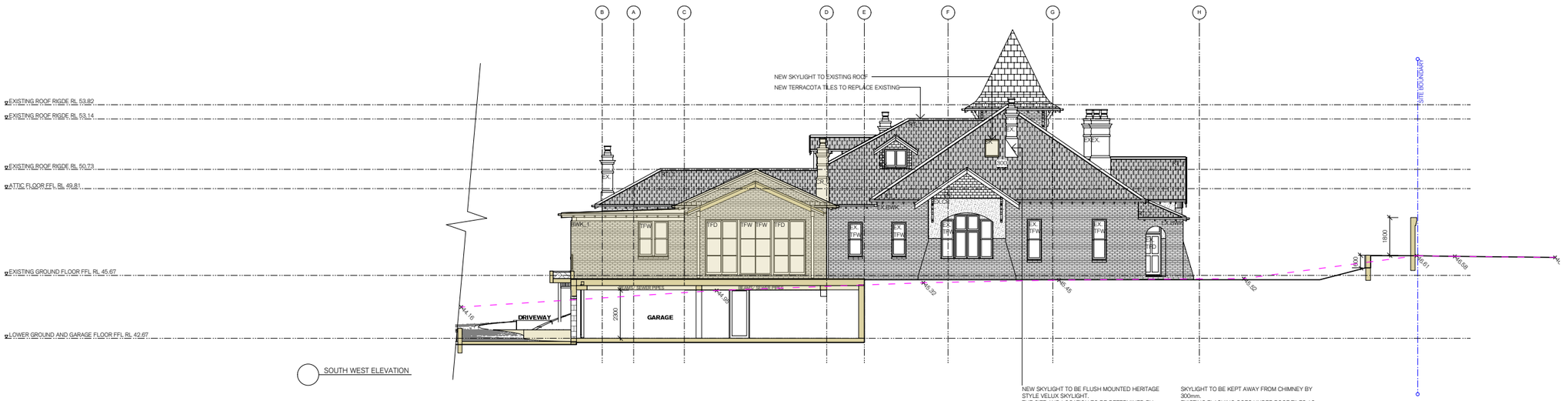
No.	Date	Revision	By
A	16/01/2026	DA REVISION	KF
-	8/10/2025	DA ISSUE	KF

ELEVATIONS SOUTH-EAST AND NORTH-WEST
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE	1:100 @ ISO A1
Project No.	FAK696
Drawn by	KF
Checked By	CJ
Date	16/01/2026
Drawing No.	08
Rev #	B





NEW SKYLIGHT TO BE FLUSH MOUNTED HERITAGE STYLE VELUX SKYLIGHT.
THE SIZE AND LOCATION TO BE DETERMINED BY THE LOCATION OF RAFTERS. SKYLIGHT TO BE



SKYLIGHT TO BE KEPT AWAY FROM CHIMNEY BY 300mm.
EXISTING FLASHING GOES UNDER ROOF TILES AS SHOWN BELOW.



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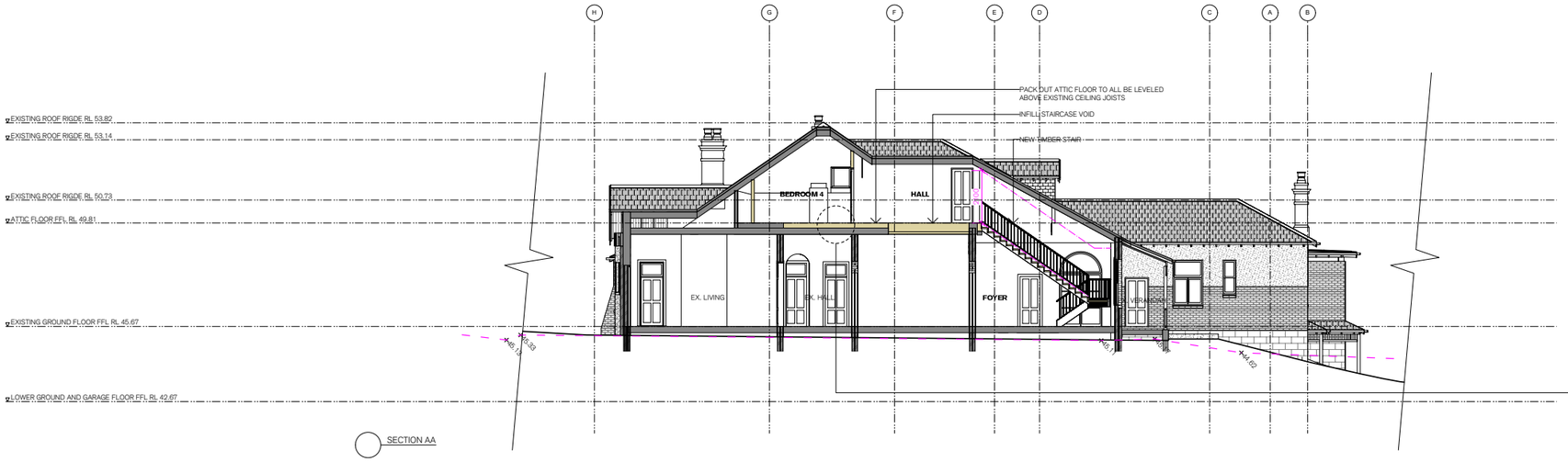
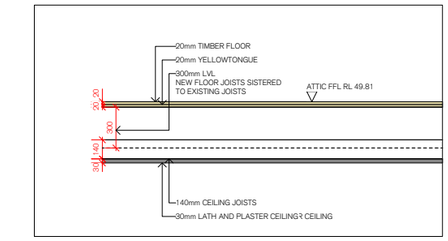
No.	Date	Revision	By
A	19/01/2026	DA REVISION	KF
-	3/10/2025	DA ISSUE	KF

ELEVATIONS SOUTH-WEST
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

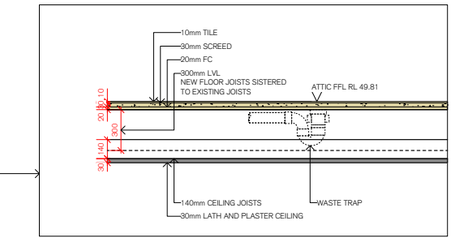
SCALE 1:100 @ ISO A1
Project No. FAK696
Drawn By KF
Checked By CJ
Date 19/01/2026
Drawing No. 09
Rev # B



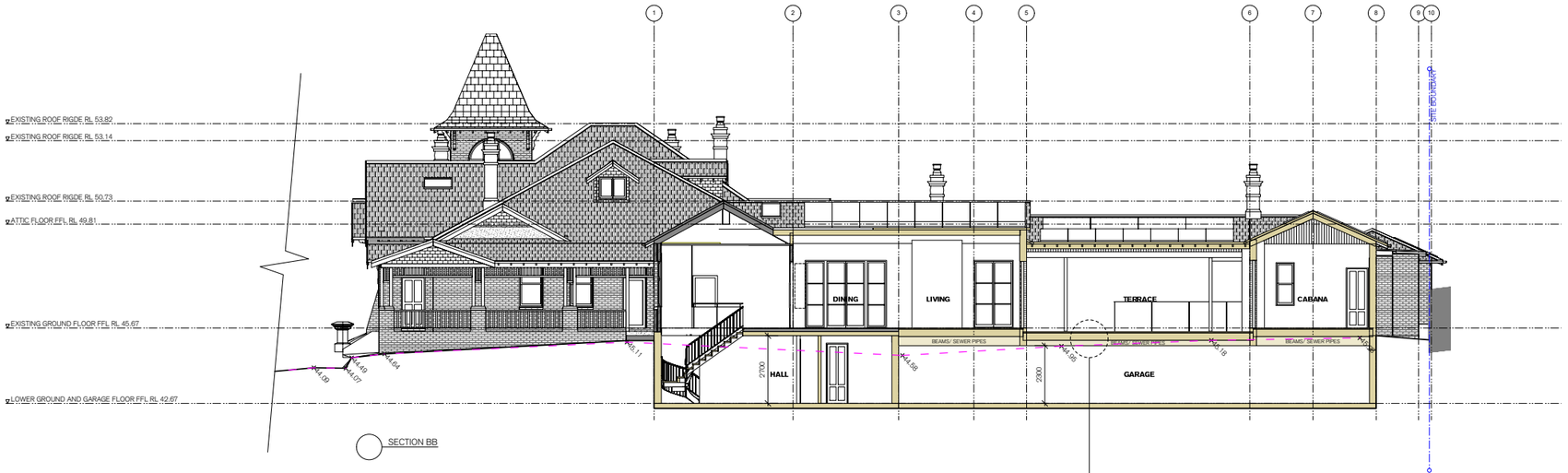
SECTION AA



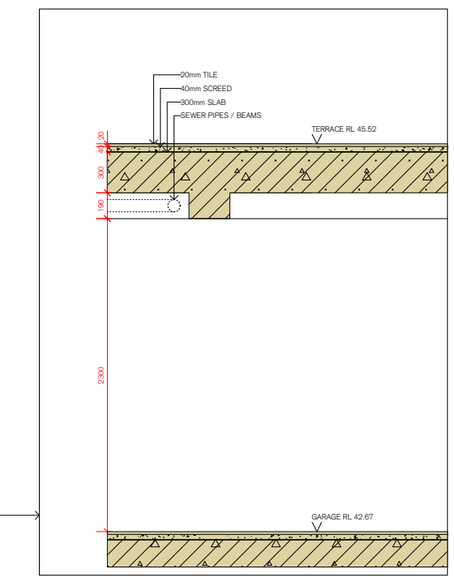
GROUND FLOOR CEILING DETAIL (ATTIC BEDROOM)
1:20



GROUND FLOOR CEILING DETAIL (ATTIC BATHROOM)
1:20



SECTION BB



GARAGE CEILING DETAIL
1:20

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Christopher Jordan Architecture & Design
79 BEATTIE STREET,
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NSW NOM. REG. ARCHITECT NO. 8057
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No.	Date	Revision	By
A	16/01/2026	DA REVISION	KF
-	9/10/2025	DA ISSUE	KF

SECTIONS A & B
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A1
Project No. FAK696
Drawn By KF
Checked By CJ
Date 16/01/2026
Drawing No. 10
Rev # B

2 APPIAN WAY

322°04'05" ~ 0.19

31°54'05" ~ 20.62

52°03'05" ~ 4.425

55°14'05" ~ 13.68

CC 13

13 12 11

2914 8660 6630

NEW SOLAR PANELS TO NEW ROOF

J K L M

695 900 7700 900

TOG RL 46.29

EX. TOG RL 46.29

BRICK GARAGE & LAUNDRY

FALL

NEW RIDGE RL 48.34

EX RIDGE RL 48.54

EXISTING AWNING

RL 43.05

PORCH FFL RL 43.07

TOG RL 46.29

EX. TOG RL 46.29

RL 43.05

NEW DRIVEWAY RL 42.52

PLANTER

TOG RL 49.00

TOG RL 48.61

PORCH FFL RL 42.62

24° FALL

SMH (NOT LOCATED)

RW

GARDEN

CONCRETE DRIVEWAY

GRASS

SECONDARY DWELLING - ROOF PLAN

NOT FOR CONSTRUCTION

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BALMAIN NSW 2041

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Key:

A/C	AIR CONDITIONING UNIT	CR	CEMENT RENDER	FG	FIXED GLASS	MS	METAL SHEET	TC	TIMBER CLADDING	RT	ROOF TILE
AL	ALUMINIUM	DP	DOWN PIPE	FHR	FIRE HOSE REEL	OV	OVEN	TF	TIMBER FENCE	ST	SANDSTONE TILE
AFD	ALUMINIUM FRAMED DOOR	DPS	DOWNPIPE SPREADER	FIP	FIRE INDICATOR PANEL	P	PANTRY	TIM	TIMBER FLOORING/DECKING		
AFW	ALUMINIUM FRAMED WINDOW	DR	DRYER	FT	FLOOR TILE	PB	PLASTERBOARD	TFD	TIMBER FRAMED DOOR		
BG	BOX GUTTER	DW	DISHWASHER	FW	FLOOR WASTE	RL	RELATIVE LEVEL	TFW	TIMBER FRAMED WINDOW		
BDY	BOUNDARY	EX	EXISTING	GB	GLASS BALUSTRADE	SK	SKYLIGHT	TOF	TOP OF FENCE		
BWK	FACE BRICK	F	FRIDGE	GD	GRATED DRAIN	SL	SLAB LEVEL	TOW	TOP OF WALL		
CFC	COMPRESSED FIBRE CEMENT CLADDING	FCL	FINISHED CEILING LEVEL	HR	HANDRAIL	SFD	STEEL FRAMED DOOR	TS	TIMBER SCREEN		
CONC	CONCRETE	FE	FIRE EXTINGUISHER	MB	METAL BALUSTRADE	SFW	STEEL FRAMED WINDOW	WC	WATER CLOSET		
CPT	CARPET	FFL	FINISHED FLOOR LEVEL	MC	METAL CLADDING	TA	TACTILE INDICATORS	W/M	WASHING MACHINE		

No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

SECONDARY DWELLING - ROOF PLAN
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A3
Drawn By KP
Checked By CJ
Date 16/01/2026

Project No. FAK696
Drawing No. 11
Rev # B

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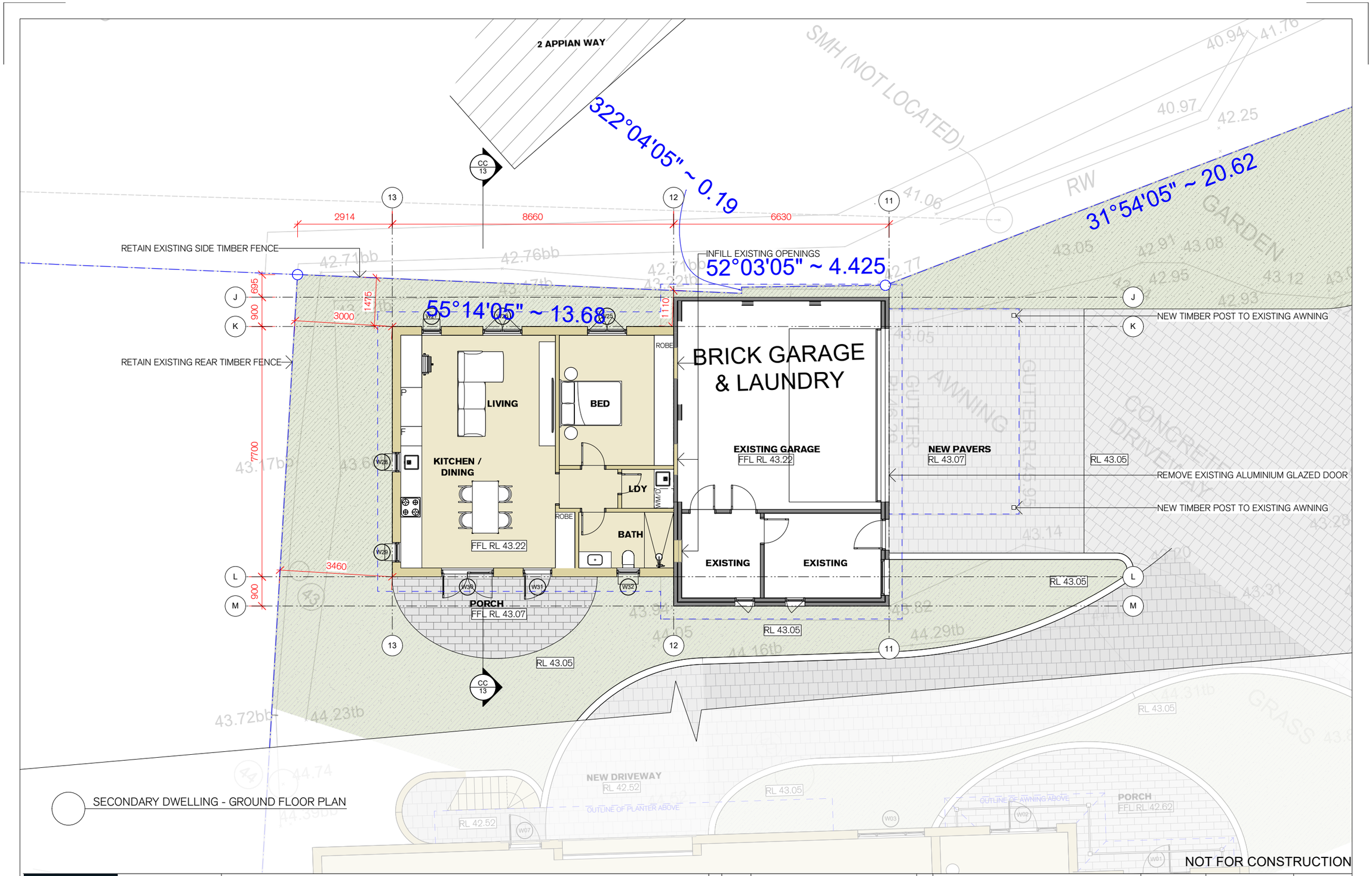

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A/C	AIR CONDITIONING UNIT	CR	CEMENT RENDER	FG	FIXED GLASS	MS	METAL SHEET	TC	TIMBER CLADDING	RT	ROOF TILE
AL	ALUMINIUM	DP	DOWN PIPE	FHR	FIRE HOSE REEL	OV	OVEN	TF	TIMBER FENCE	ST	SANDSTONE TILE
AFD	ALUMINIUM FRAMED DOOR	DPS	DOWNPIPE SPREADER	FIP	FIRE INDICATOR PANEL	P	PANTRY	TIM	TIMBER FLOORING/DECKING		
AFW	ALUMINIUM FRAMED WINDOW	DR	DRYER	FT	FLOOR TILE	PB	PLASTERBOARD	TFD	TIMBER FRAMED DOOR		
BG	BOX GUTTER	DW	DISHWASHER	FW	FLOOR WASTE	RL	RELATIVE LEVEL	TFW	TIMBER FRAMED WINDOW		
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CONC	CONCRETE	FE	FIRE EXTINGUISHER	MB	METAL BALUSTRADE	SFW	STEEL FRAMED WINDOW	WC	WATER CLOSET		
CPT	CARPET	FFL	FINISHED FLOOR LEVEL	MC	METAL CLADDING	TA	TACTILE INDICATORS	W/M	WASHING MACHINE		

No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

SECONDARY DWELLING - GROUND FLOOR PLAN
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE	1:100 @ ISO A3	Project No.	FAK696
Drawn By	KP	Drawing No.	12
Checked By	CJ	Rev #	B
Date	16/01/2026		

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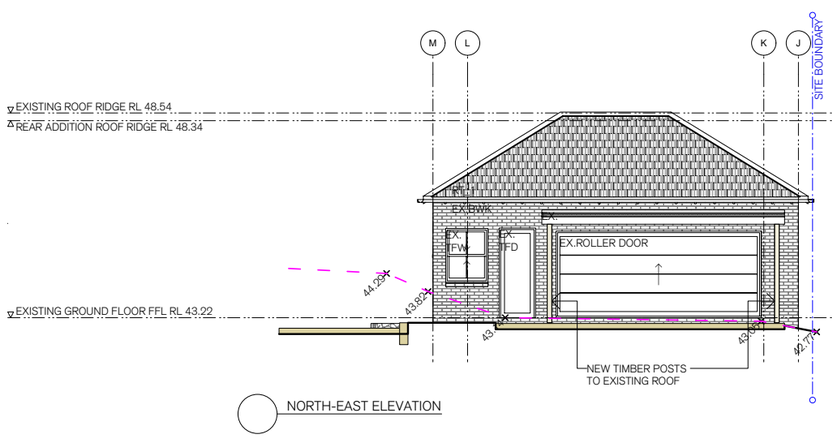
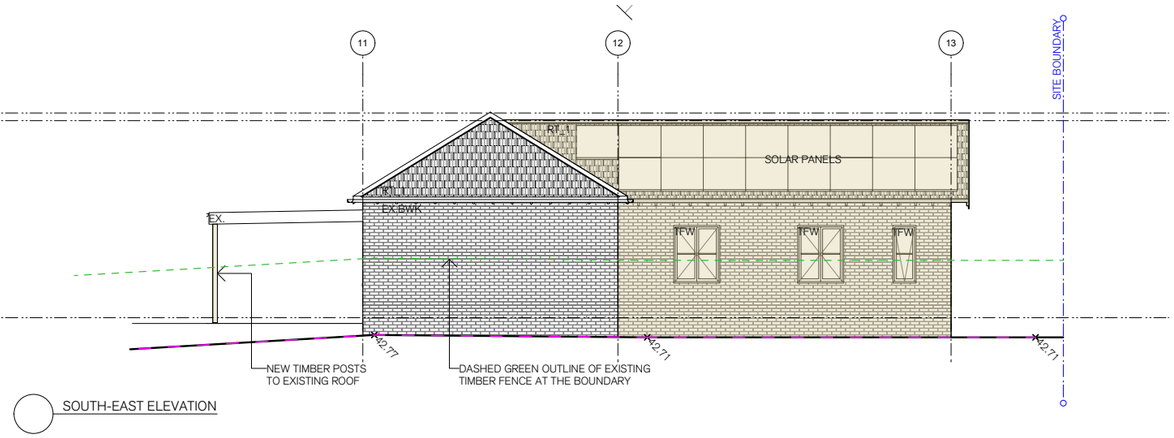
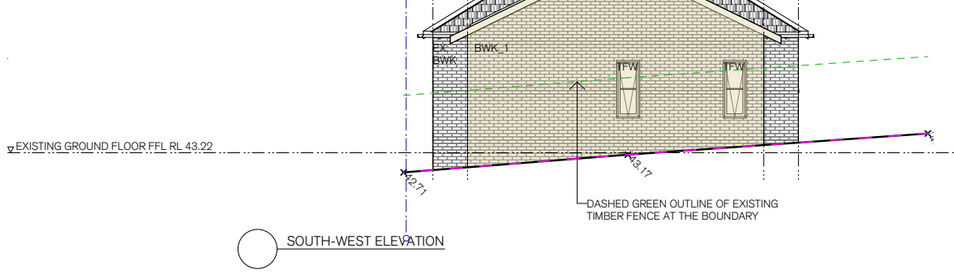


NORTH-EAST ELEVATION



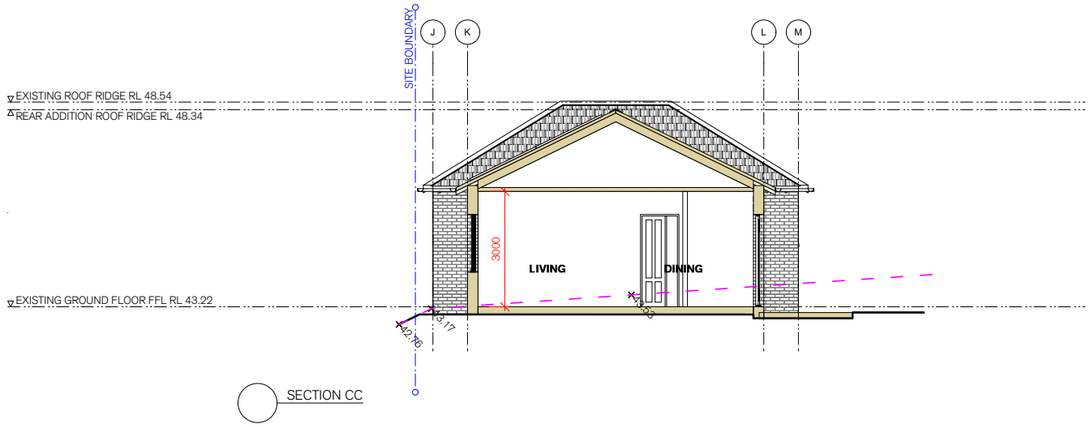
SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION



SECTION CC

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CHRISTOPHER JORDAN

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Key:

AC	AIR CONDITIONING UNIT	CR	CEMENT RENDER	FG	FIXED GLASS	MS	METAL SHEET	TC	TIMBER CLADDING	RT	ROOF TILE
AL	ALUMINIUM	DP	DOWN PIPE	FHR	FIRE HOSE REEL	OV	OVEN	TF	TIMBER FENCE	ST	SANDSTONE TILE
AFD	ALUMINIUM FRAMED DOOR	DPS	DOWNPIPE SPREADER	FIP	FIRE INDICATOR PANEL	P	PANTRY	TFL	TIMBER FLOORING/DECKING		
AFW	ALUMINIUM FRAMED WINDOW	DR	DRYER	FT	FLOOR TILE	PB	PLASTERBOARD	TFD	TIMBER FRAMED DOOR		
AG	AG PIPE/GUTTER	DW	DISHWASHER	FTR	FLOOR TILE OVER	PL	PLASTERED LEVEL	TFW	TIMBER FRAMED WINDOW		
BDY	BOUNDARY	EX	EXISTING	GB	GLASS BALUSTRADE	SK	SKYLIGHT	TOF	TOP OF FENCE		
BWK	FACE BRICK	F	FRIDGE	GD	GRATED DRAIN	SL	SLAB LEVEL	TOW	TOP OF WALL		
CFC	COMPRESSED FIBRE CEMENT CLADDING	FCL	FINISHED CEILING LEVEL	HR	HANDRAIL	SPD	STEEL FRAMED DOOR	TS	TIMBER SCREEN		
CONC	CONCRETE	FE	FIRE EXTINGUISHER	MB	METAL BALUSTRADE	SFW	STEEL FRAMED WINDOW	WC	WATER CLOSET		
CPT	CARPET	FFL	FINISHED FLOOR LEVEL	MC	METAL CLADDING	TA	TACTILE INDICATORS	WM	WASHING MACHINE		

No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

SECONDARY DWELLING - ELEVATIONS AND SECTION C
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A2
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
Drawing No. 13
Rev # B

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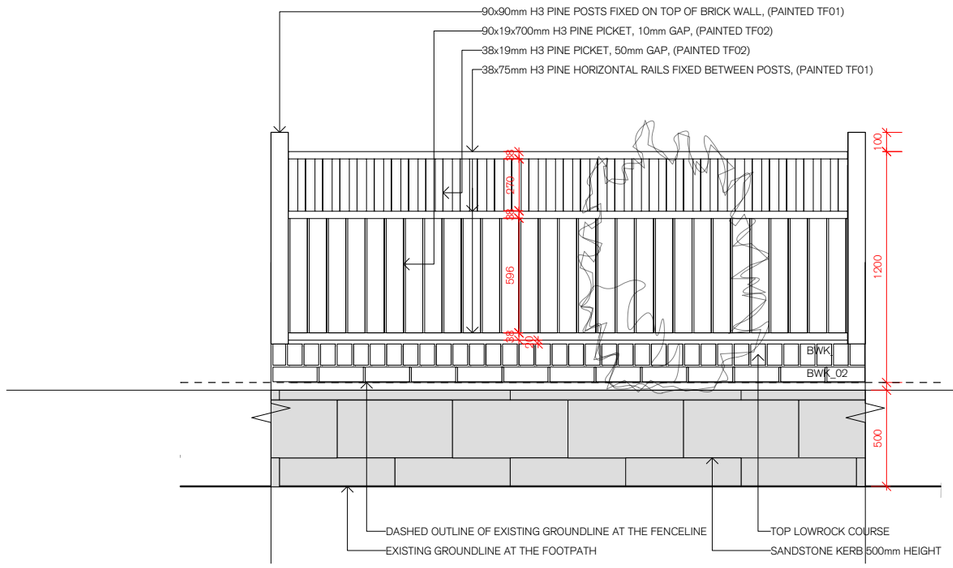
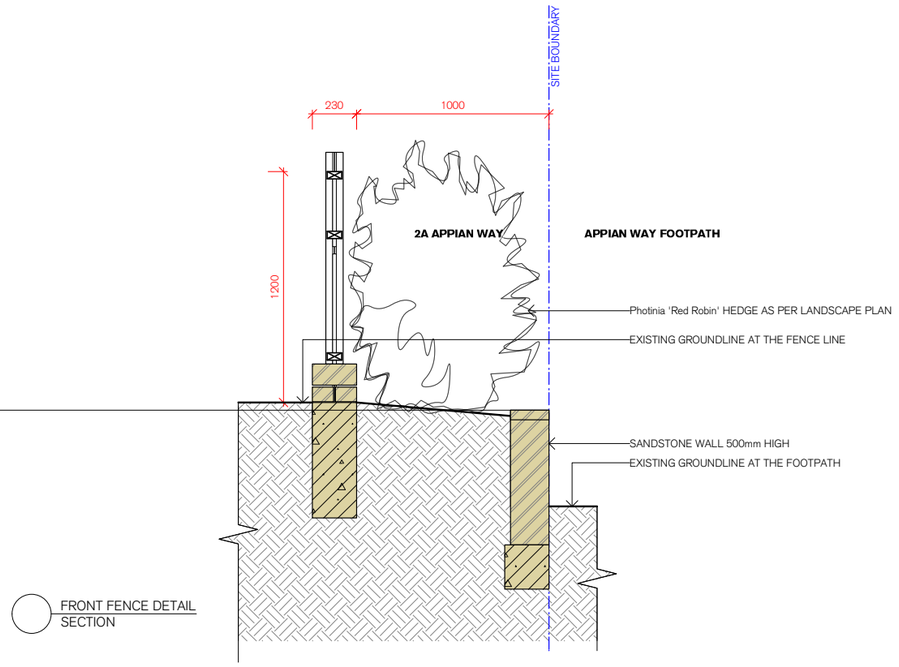
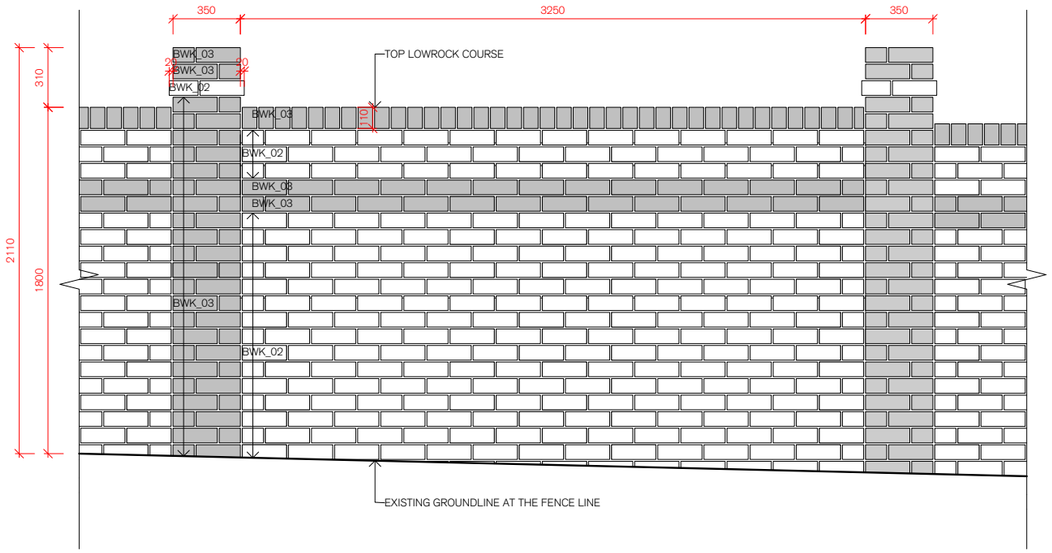
Architectural Plans, Schedule of Finishes, and Landscape Plans



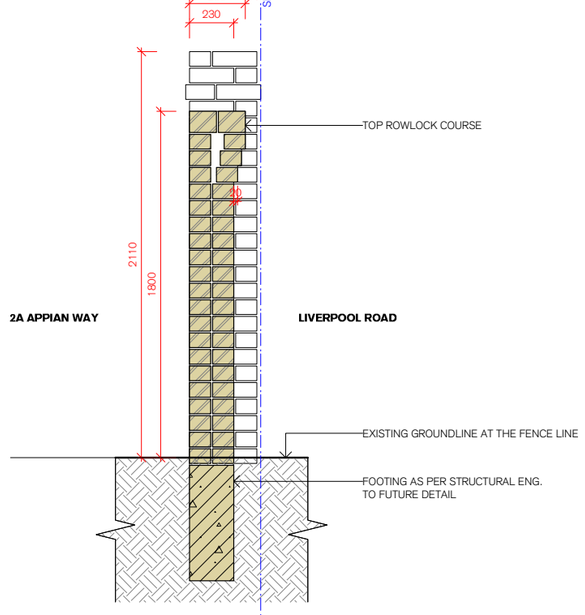
FRONT FENCE DETAIL
ELEVATION



FRONT FENCE DETAIL
SECTION



BRICK WALL FENCE
ELEVATION



BRICK WALL FENCE
SECTION



BRICK WALL FENCE
INDICATIVE PHOTO

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Key:
AC AIR CONDITIONING UNIT
AL ALUMINIUM
AFD ALUMINIUM FRAMED DOOR
AFW ALUMINIUM FRAMED WINDOW
BW BOOK SHELVES
BDY BOUNDARY
BWK FACE BRICK
CFC COMPRESSED FIBRE CEMENT CLADDING
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER
DP DOWN PIPE
DPS DOWNPIPE SPREADER
DR DRYER
DW DISHWASHER
EX EXISTING
F FRIDGE
FCL FINISHED CEILING LEVEL
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FHR FIRE HOSE REEL
FIP FIRE INDICATOR PANEL
FT FLOOR TILE
GL GLASS BALUSTRADE
GR GLASS BALUSTRADE
GD GRATED DRAIN
HR HANDRAIL
MB METAL BALUSTRADE
MC METAL CLADDING
MS METAL SHEET
OV OVEN
P PANTRY
PB PLASTERBOARD
SFL SLAB FINISHED LEVEL
SK SKYLIGHT
SL SLAB LEVEL
SFD STEEL FRAMED DOOR
SFW STEEL FRAMED WINDOW
TA TACTILE INDICATORS
TC TIMBER CLADDING
TF TIMBER FENCE
TM TIMBER FLOORING/DECKING
TFD TIMBER FRAMED DOOR
TFW TIMBER FRAMED WINDOW
TOF TOP OF FENCE
TOW TOP OF WALL
TS TIMBER SCREEN
WC WATER CLOSET
WM WASHING MACHINE
RT ROOF TILE
ST SANDSTONE TILE

No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

FENCES DETAILS
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A2
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
Drawing No. 14
Rev # B

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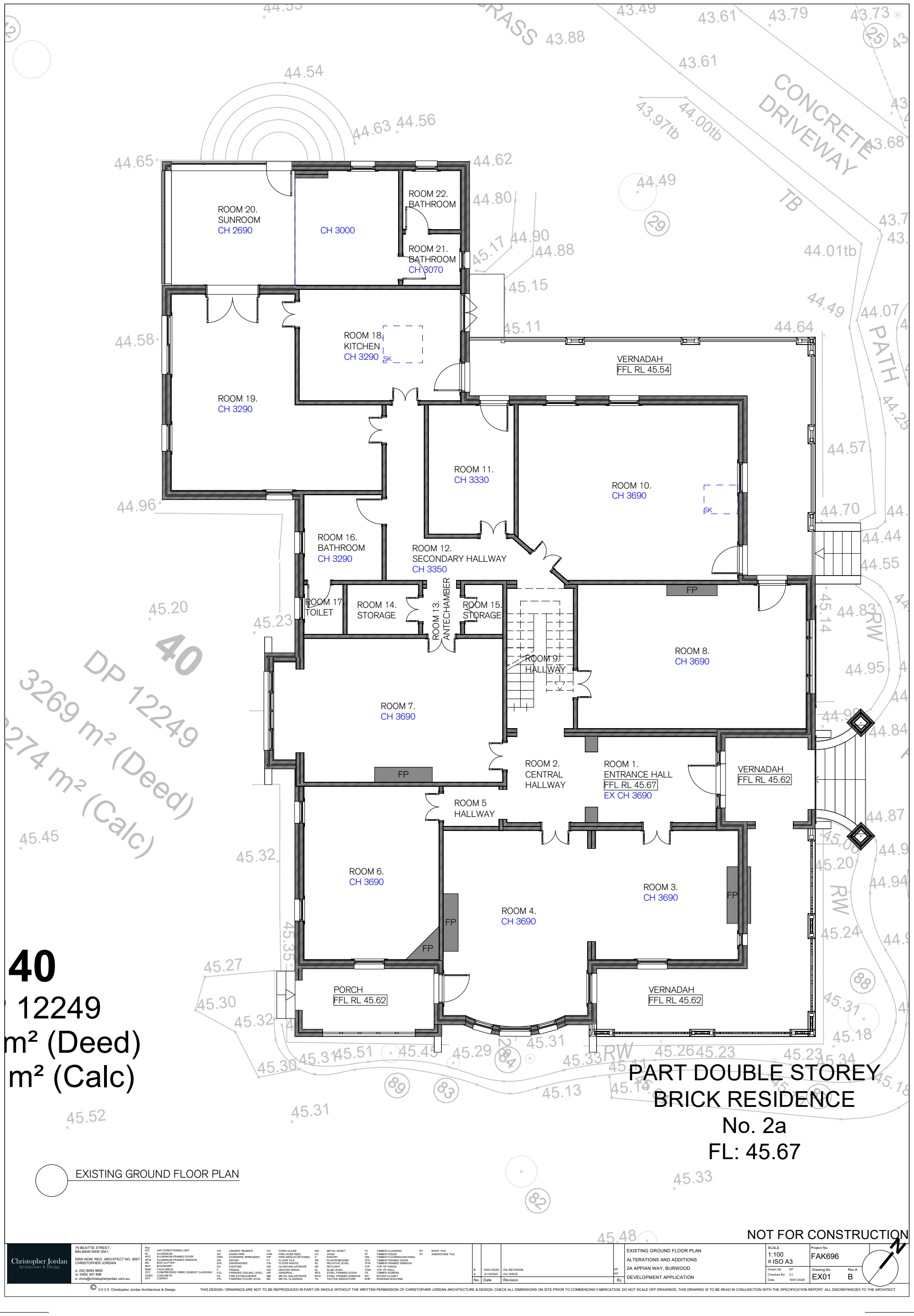

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No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

EXISTING GROUND FLOOR PLAN
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A3
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
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Rev # B

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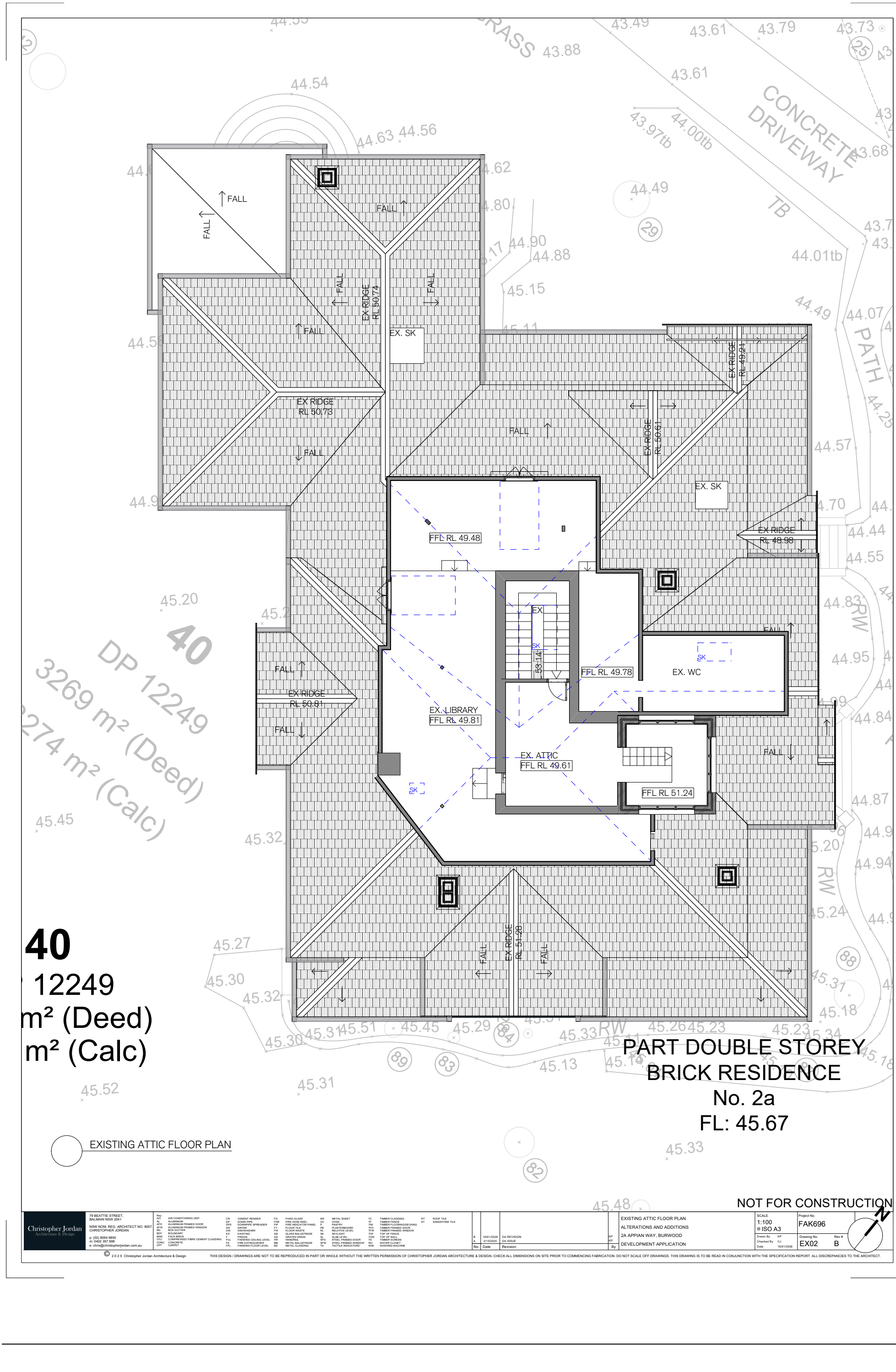

40
12249
m² (Deed)
m² (Calc)

PART DOUBLE STOREY
BRICK RESIDENCE
No. 2a
FL: 45.67

EXISTING ATTIC FLOOR PLAN

NOT FOR CONSTRUCTION

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Key: A/C AIR CONDITIONING UNIT; AL ALUMINIUM; AFD ALUMINIUM FRAMED DOOR; AFW ALUMINIUM FRAMED WINDOW; BG BOX GUTTER; BOY BOLLARD; BRK BLOCK BRICK; CFC COMPRESSED FIBRE CEMENT CLADDING; CONC CONCRETE; CPT CARPET; CR CEMENT RENDER; DP DOWN PIPE; DPS DOWNPIPE SPREADER; DR DRYER; DW DISHWASHER; EX EXISTING; F FRIDGE; FCL FINISHED CEILING LEVEL; FE FIRE EXTINGUISHER; FFL FINISHED FLOOR LEVEL; FG FIXED GLASS; FHR FIRE HOSE REEL; FIP FIRE INDICATOR PANEL; FT FLOOR TILE; FW FLOOR WASTE; GB GLASS BALUSTRADE; GD GRATED DRAIN; HR HANDRAIL; MB METAL BALUSTRADE; MC METAL CLADDING; MS METAL SHEET; OV OVEN; P PANTRY; PB PLASTERBOARD; RL RELATIVE LEVEL; SK SKYLIGHT; SL SLAB LEVEL; SFD STEEL FRAMED DOOR; SFW STEEL FRAMED WINDOW; TA TACTILE INDICATORS; TC TIMBER CLADDING; TF TIMBER FENCE; TIM TIMBER FLOORING/DECKING; TFD TIMBER FRAMED DOOR; TFW TIMBER FRAMED WINDOW; TOF TOP OF FENCE; TOW TOP OF WALL; TS TIMBER SCREEN; WC WATER CLOSET; WM WASHING MACHINE; RT ROOF TILE; ST SANDSTONE TILE

No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

EXISTING ATTIC FLOOR PLAN
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A3
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
Drawing No. EX02
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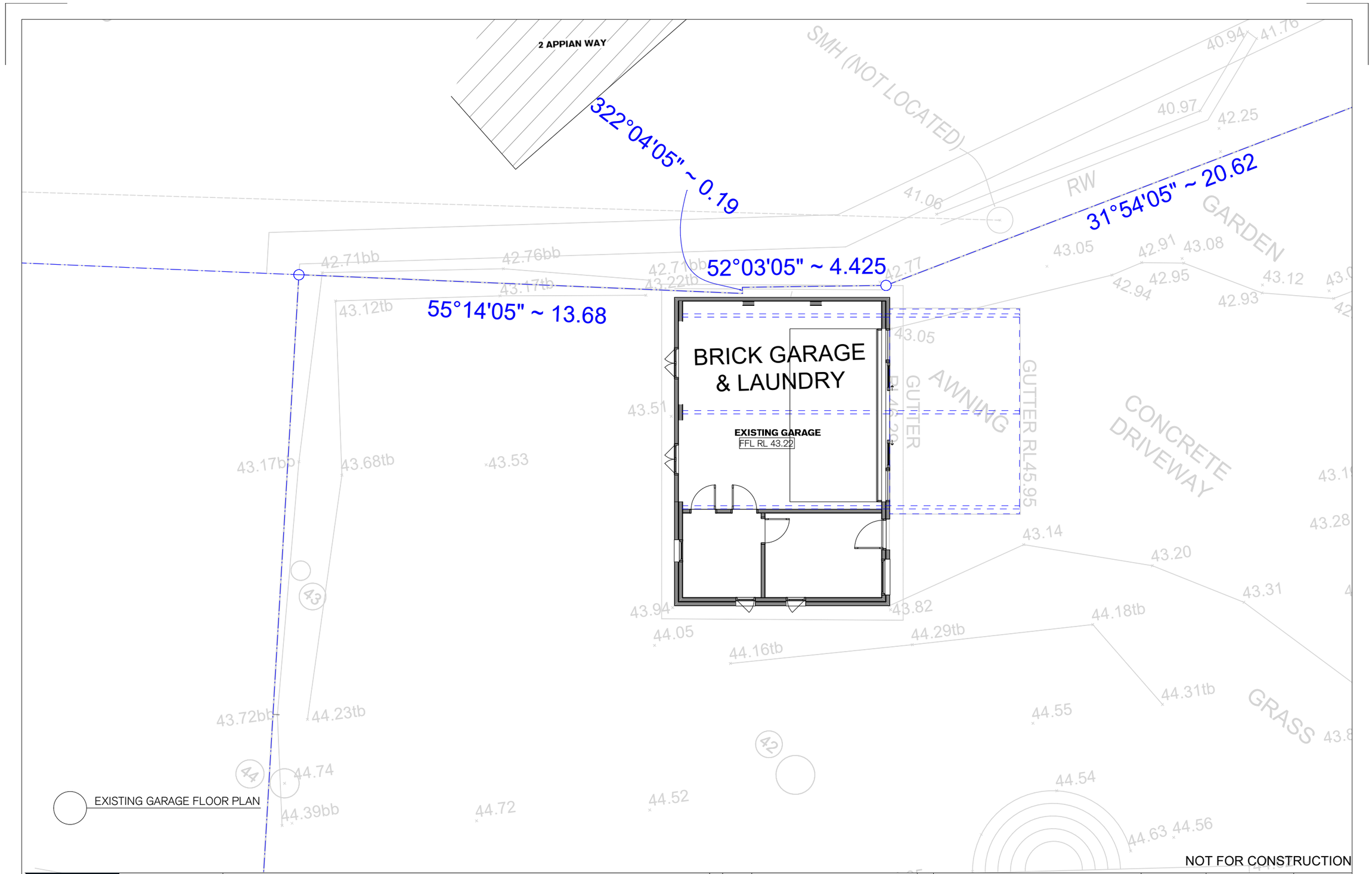

EXISTING GARAGE FLOOR PLAN

NOT FOR CONSTRUCTION

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Architecture & Design

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Key:

A/C	AIR CONDITIONING UNIT	CR	CEMENT RENDER	FG	FIXED GLASS	MS	METAL SHEET	TC	TIMBER CLADDING	RT	ROOF TILE
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BWK	FACE BRICK	F	FRIDGE	GD	GRATED DRAIN	SL	SLAB LEVEL	TOW	TOP OF WALL		
CFC	COMPRESSED FIBRE CEMENT CLADDING	FCL	FINISHED CEILING LEVEL	HR	HANDRAIL	SFD	STEEL FRAMED DOOR	TS	TIMBER SCREEN		
CONC	CONCRETE	FE	FIRE EXTINGUISHER	MB	METAL BALUSTRADE	SFW	STEEL FRAMED WINDOW	WC	WATER CLOSET		
CPT	CARPET	FFL	FINISHED FLOOR LEVEL	MC	METAL CLADDING	TA	TACTILE INDICATORS	WM	WASHING MACHINE		

No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

EXISTING GARAGE FLOOR PLAN
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A3
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
Drawing No. EX03
Rev # B

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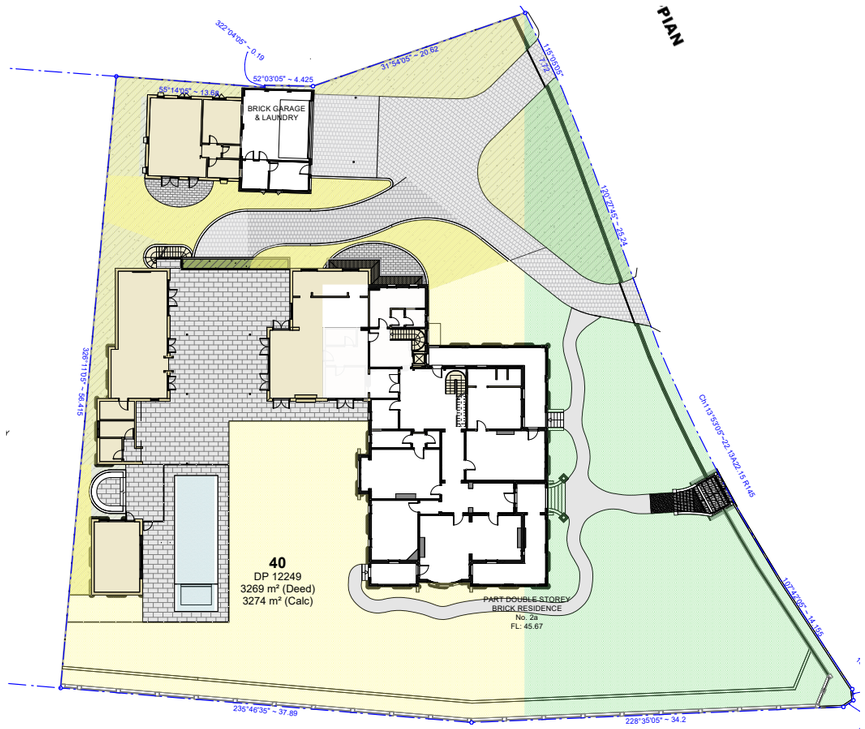

LANDSCAPE AREA DIAGRAM

SITE AREA		**3269.00m²**	
FRONTYARD TOTAL LANDSCAPE		**1057.0m²**	
FRONTYARD MINIMUM SOFT LANDSCAPE	30%	317.1m²	
BACKYARD TOTAL LANDSCAPE		**1226.0m²**	
BACKYARD MINIMUM SOFT LANDSCAPE	70%	858.2m²	
PROPOSED AREAS			
SOFT LANDSCAPE FRONTYARD	68%	726.4m²	**COMPLIANT**
SOFT LANDSCAPE BACKYARD	80%	981.4m²	**COMPLIANT**

BURWOOD DCP:
P1. 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

NOT FOR CONSTRUCTION

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79 BEATTIE STREET,
BALMAIN NSW 2041

NSW NOM. REG. ARCHITECT NO. 8057
CHRISTOPHER JORDAN

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m: 0402 357 698
e: chris@christopherjordan.com.au

Key:

A/C	AIR CONDITIONING UNIT	CR	CEMENT RENDER	FG	FIXED GLASS	MS	METAL SHEET	TC	TIMBER CLADDING	RT	ROOF TILE
AL	ALUMINIUM	DP	DOWN PIPE	FHR	FIRE HOSE REEL	OV	OVEN	TF	TIMBER FENCE	ST	SANDSTONE TILE
AFD	ALUMINIUM FRAMED DOOR	DPS	DOWNPIPE SPREADER	FIP	FIRE INDICATOR PANEL	P	PANTRY	TIM	TIMBER FLOORING/DECKING		
AFW	ALUMINIUM FRAMED WINDOW	DR	DRYER	FT	FLOOR TILE	PB	PLASTERBOARD	TFD	TIMBER FRAMED DOOR		
BG	BOX GUTTER	DW	DISHWASHER	FW	FLOOR WASTE	RL	RELATIVE LEVEL	TFW	TIMBER FRAMED WINDOW		
BDY	BOUNDARY	EX	EXISTING	GB	GLASS BALUSTRADE	SK	SKYLIGHT	TOF	TOP OF FENCE		
BWK	FACE BRICK	F	FRIDGE	GD	GRATED DRAIN	SL	SLAB LEVEL	TOW	TOP OF WALL		
CFC	COMPRESSED FIBRE CEMENT CLADDING	FCL	FINISHED CEILING LEVEL	HR	HANDRAIL	SFD	STEEL FRAMED DOOR	TS	TIMBER SCREEN		
CONC	CONCRETE	FE	FIRE EXTINGUISHER	MB	METAL BALUSTRADE	SFW	STEEL FRAMED WINDOW	WC	WATER CLOSET		
CPT	CARPET	FFL	FINISHED FLOOR LEVEL	MC	METAL CLADDING	TA	TACTILE INDICATORS	W/M	WASHING MACHINE		

No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

LANDSCAPE AREA CALCULATION
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A3
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
Drawing No. AREAS 01
Rev # B

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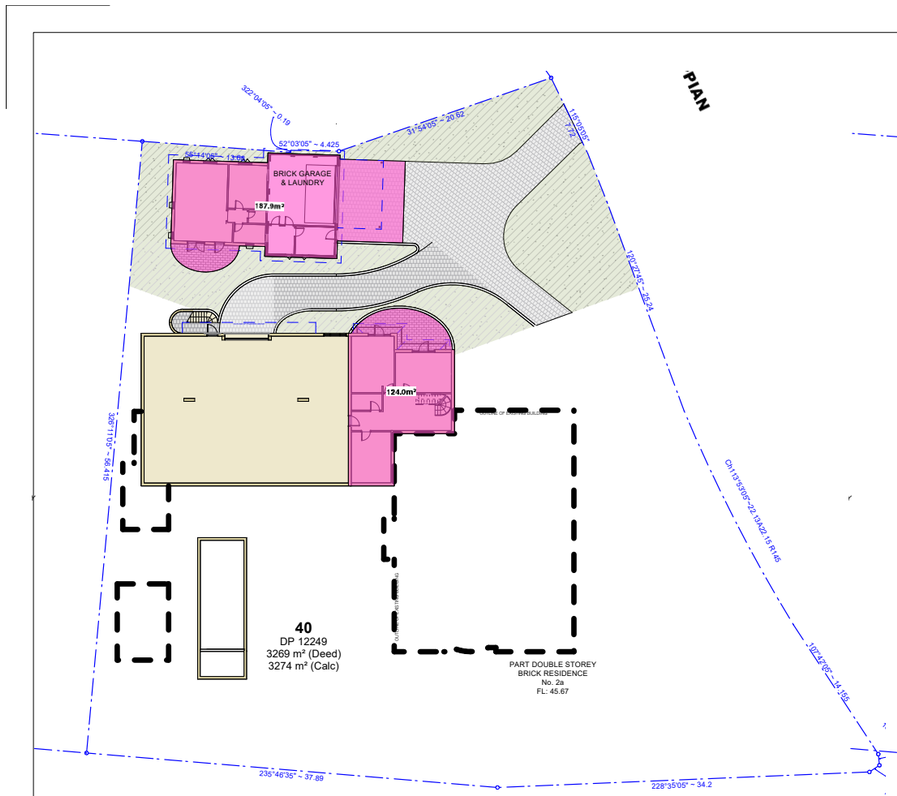
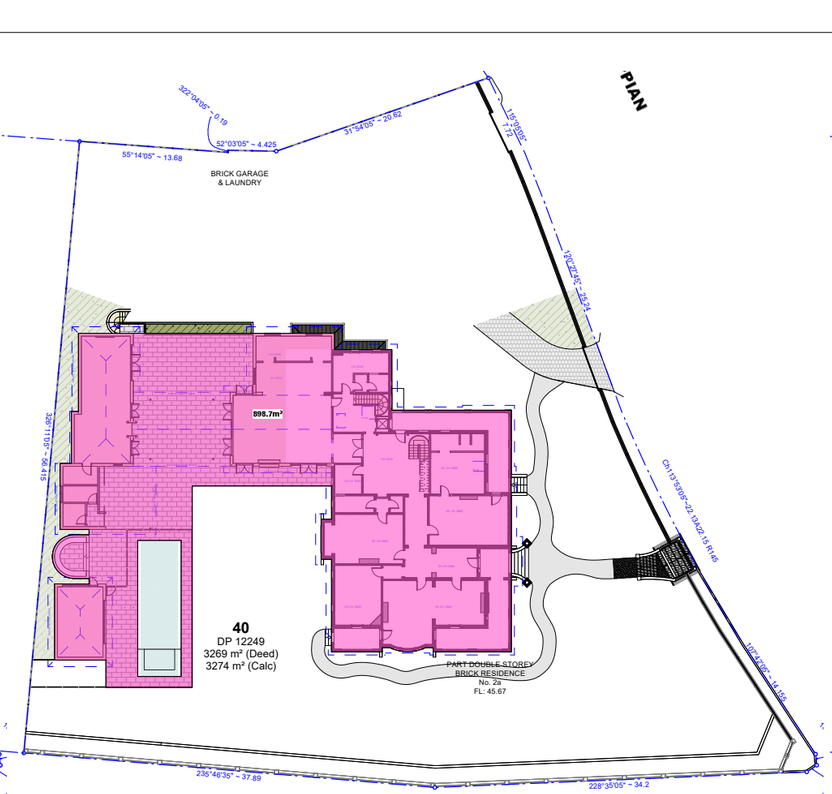
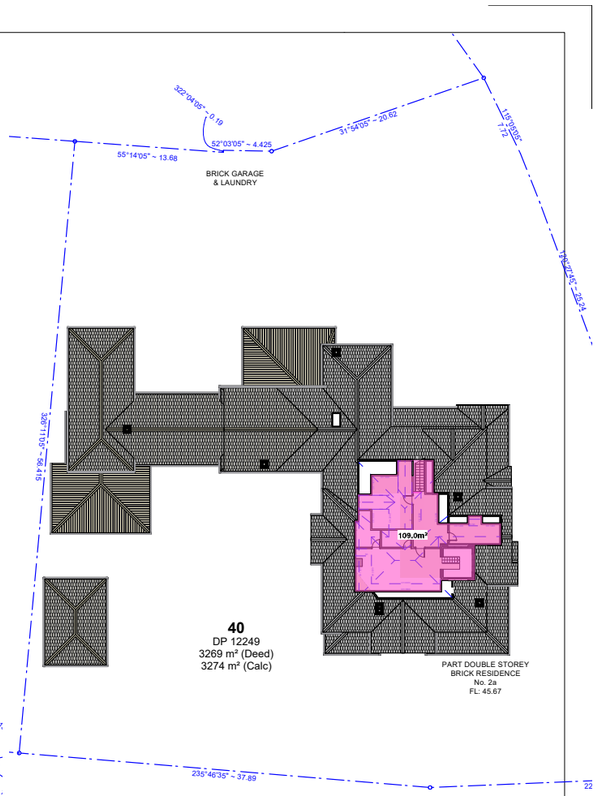


BASEMENT / LOWER GROUND FLOOR AREA DIAGRAM



GROUND FLOOR AREA DIAGRAM



ATTIC FLOOR AREA DIAGRAM

SITE AREA		**3269.0m²**	
BUILT AREA (MAXIMUM)	**67%**	**2190.2m²**	
PROPOSED AREAS:			
LOWER GROUND		124.0m²	
GROUND		898.7m²	
ATTIC		109.0m²	
GARAGE & SECONDARY DWELLING		187.9m²	
TOTAL AREA:	**40%**	**1319,6m²**	**COMPLIANT**

BURWOOD DCP:
The maximum Built Area is 67%.
Built Area is determined to be the total floor area of all buildings relative to the area of the allotment of land expressed as a percentage. The calculation of Built Area shall be taken from the external face of walls (i.e. includes wall thickness) and includes the area of each floor or storey balconies, verandahs and the like, whether covered or uncovered, open or enclosed garages, carports and covered car parking (except basement car parking) and outbuildings. Built Area excludes outdoor swimming pools, paths and exterior driveways.

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Key:

A/C	AIR CONDITIONING UNIT	CR	CEMENT RENDER	FG	FIXED GLASS	MS	METAL SHEET	TC	TIMBER CLADDING	RT	ROOF TILE
AL	ALUMINIUM	DP	DOWN PIPE	FHR	FIRE HOSE REEL	OV	OVEN	TF	TIMBER FENCE	ST	SANDSTONE TILE
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AFW	ALUMINIUM FRAMED WINDOW	DR	DRYER	FT	FLOOR TILE	PB	PLASTERBOARD	TFD	TIMBER FRAMED DOOR		
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CPT	CARPET	FFL	FINISHED FLOOR LEVEL	MC	METAL CLADDING	TA	TACTILE INDICATORS	W/M	WASHING MACHINE		

No.	Date	Revision	By
A	16/01/2026	DA REVISION	KP

BUILT AREA CALCULATION
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A3
Project No. FAK696
Drawing No. AREAS 02
Rev # A
Drawn By KP
Checked By CJ
Date 16/01/2026

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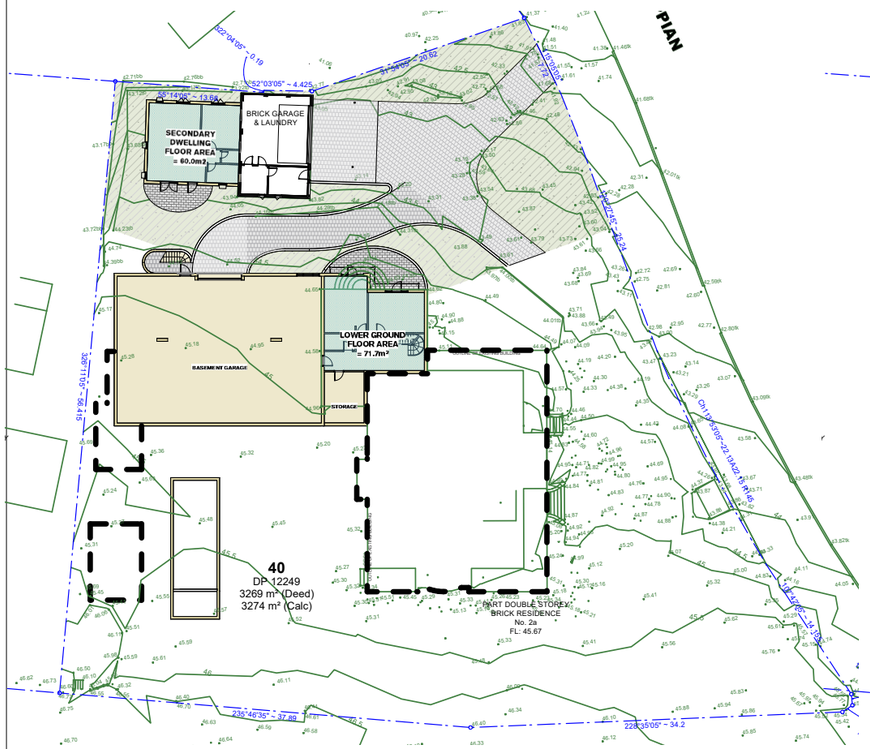
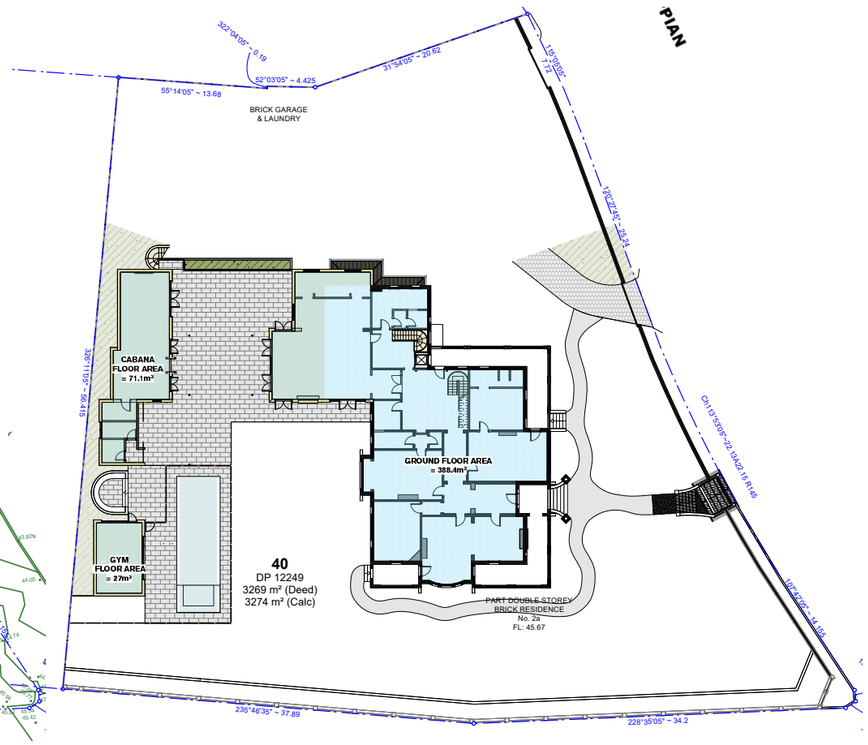
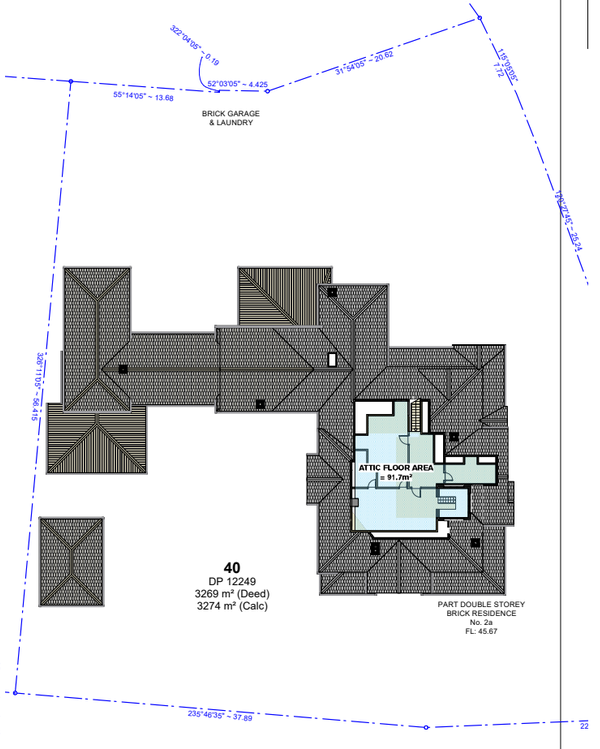
Architectural Plans, Schedule of Finishes, and Landscape Plans



BASEMENT / LOWER GROUND FLOOR AREA DIAGRAM



GROUND FLOOR AREA DIAGRAM



ATTIC FLOOR AREA DIAGRAM

SITE AREA		**3269.00m²**
FSR CONTROL	**0.55:1**	**1797.95m²**
EXISTING FLOOR AREAS		
GROUND FLOOR		340.5m²
ATTIC FLOOR		108.5m²
TOTAL MAIN HOUSE		**449.0m²**
GARAGE		N/A
TOTAL	**0.14:1**	**449.0m²**
PROPOSED FLOOR AREAS		
LOWER GROUND FLOOR		71.7m²
BASEMENT GARAGE		N/A
GROUND FLOOR		388.4m²
CABANA		71.1m²
GYM		27.0m²
ATTIC FLOOR		91.7m²
TOTAL MAIN HOUSE		**649.9m²**
EXISTING GARAGE		N/A
SECONDARY DWELLING		60.0m²
TOTAL	**0.22:1**	**709.9m²** **COMPLIANT**

BURWOOD LEP:
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

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NSW NOM. REG. ARCHITECT NO. 8057
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Key:
A/C AIR CONDITIONING UNIT
AL ALUMINIUM
AFD ALUMINIUM FRAMED DOOR
AFW ALUMINIUM FRAMED WINDOW
BG BOX GUTTER
BDY BOUNDARY
BWK FACE BRICK
CFC COMPRESSED FIBRE CEMENT CLADDING
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER
DP DOWN PIPE
DPS DOWNPIPE SPREADER
DR DRYER
DW DISHWASHER
EX EXISTING
F FRIDGE
FCL FINISHED CEILING LEVEL
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FHR FIRE HOSE REEL
FIP FIRE INDICATOR PANEL
FT FLOOR TILE
FW FLOOR WASTE
GB GLASS BALUSTRADE
GD GRATED DRAIN
HR HANDRAIL
MB METAL BALUSTRADE
MC METAL CLADDING
MS METAL SHEET
OV OVEN
P PANTRY
PB PLASTERBOARD
RL RELATIVE LEVEL
SK SKYLIGHT
SL SLAB LEVEL
SFD STEEL FRAMED DOOR
SFW STEEL FRAMED WINDOW
TA TACTILE INDICATORS
TC TIMBER CLADDING
TF TIMBER FENCE
TIM TIMBER FLOORING/DECKING
TFD TIMBER FRAMED DOOR
TFW TIMBER FRAMED WINDOW
TOF TOP OF FENCE
TOW TOP OF WALL
TS TIMBER SCREEN
WC WATER CLOSET
WM WASHING MACHINE
RT ROOF TILE
ST SANDSTONE TILE

No.	Date	Revision	By
B	16/01/2026	DA REVISION	KP
A	3/10/2025	DA ISSUE	KP

GFA AREA CALCULATION
ALTERATIONS AND ADDITIONS
2A APPIAN WAY, BURWOOD
DEVELOPMENT APPLICATION

SCALE 1:100 @ ISO A3
Project No. FAK696
Drawn By KP
Checked By CJ
Date 16/01/2026
Drawing No. AREAS 03
Rev # B

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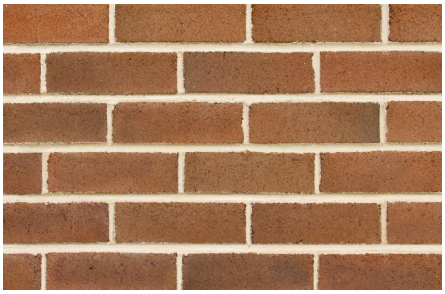
2A Appian Way, Burwood
External Materials & Finishes Schedule

To accompany Development Application,
Revision 1

(BWK_01) Brick to new additions:
- Bowral 76 Brown

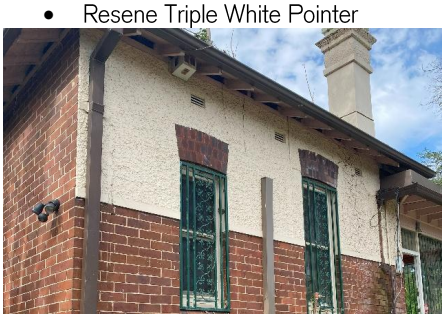


Tuckpointing Existing Brick Walls:
- Base colour to match brick
- Contrasting buff white

(ST) Sandstone Tiles
- Tilba Mix



(CR_1) (EX.CR) New and Existing Roughcast/Harling Render:
- Resene Triple White Pointer



(CR_2) Cement Render To New and Existing Chimneys:
- Resene Triple White Pointer

(CR_3) Roughcast/Harling Render to Planter:
- Resene Triple White Pointer

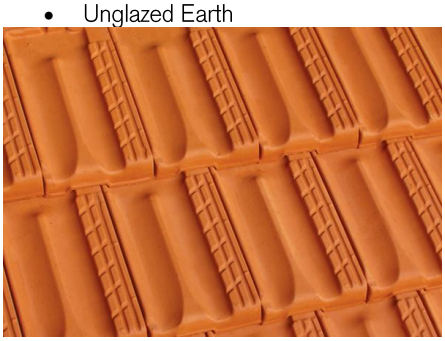


(TFW/TFD) New Timber Framed Windows / Doors, and
(EX. TFW/EX. TFD) Existing Timber Framed Windows / Doors
- Resene Quarter White Pointer



(RT_1) Roof Terracotta Tiles:
to replace existing terracotta tiles
to lychgate roof
to new lower ground porch awning
to new additions

- Monier Marseille Terracotta Roof Tiles
- Unglazed Earth



Widows' Walk Roof:

- Replace capping tiles to match existing
- Colour to match existing

(MS) New Low Pitch Roof:
to new kitchen & butler's pantry flat roof,
to new rear additions with a flat roof,

- Colorbond Enseam
- Colorbond Gully



Gutters

- Half-round
- Colorbond Gully

Downpipes

- Round
- Colorbond Gully

Roof Framing, Eaves and Eave Soffit, New and Existing:

- Resene Quarter White Pointer

Roof Fascia and Barge Board New and Existing:

- Resene Bali Hai

Verandah Timber Posts:

- Resene Triple White Pointer

Vernadah Timber Fretwork:

- Resene Quarter White Pointer

Vernadah Timber Balustrade, Top and Bottom Rail:

- Resene Triple White Pointer

Vernadah Timber Balustrade Pickets:

- Resene Quarter White Pointer

Lychgate Timber Frame:

- Resene Quarter White Pointer

Roof and Dormer Shingles:

- Resene Triple White Pointer

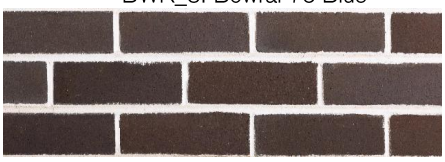
New South-Eastern Boundary Masonry Fence (Refer to fence details, page 14 of arch. set).
Face Brick with a dark contrasting brick:



- BWK_2: Bowral 76 Brown



- BWK_3: Bowral 76 Blue



New North-Eastern Timber Fence with Brick Base
(Refer to fence details, page 14 of arch. set):

- BWK_2: Bowral 76 Brown
- TF01 Timber Fence Posts and Frame: Resene Triple White Pointer
- TF02 Timber Fence Pickets: Resene Quarter White Pointer

New Timber Gate as per picture below:



(MB) Steel Balustrade, and external stair handrail to Ground Floor Terrace

- To match Resene Quarter White Pointer

New Garage Door:

- Simple metal with small-width grooves
- To match Resene Quarter White Pointer

Pool Fence:
Frameless glass pool fencing



Proposed Trees Schedule

ID	Qty	Botanical Name	Common Name	Scheduled Size	Height	Spread	Native Species
Trees							
B.nt	6	*Betula nigra*	River Birch	75lt	15000	8000	No
MLN	3	*Corymbia ficifolia 'Summer Red'*	Summer Red	45lt	8000	5000	Yes
Ee	4	*Elaeocarpus eumundi*	Eumundi Quandong	75lt	12000	6000	Yes
FTSp	4	*Fruit Tree Spp.*	Selection of Fruiting Trees	200mm	2000	3000	No
PCH	5	*Pistacia chinensis*	Pistachio	45lt	15000	8000	No
ULH	5	*Ulmus 'Louis van Hoffe'*	Golden Elm	45lt	15000	8000	No
ZS	1	*Zelkova serrata 'Green Vase'*	Japanese Elm	45lt	12000	9000	No

No.	Date	REVISION	By
E	16/1/202	REVISED ISSUE	ES
D	18/12/20	REVISED FOR DA	ES
C	29/07202	REVISED ISSUE	ES

Notes:
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. Do not scale from drawings.
3. If in doubt contact Landscape Architect.
4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.
5. This plan has been prepared for S4.55 purposes only.
6. All Building Works shall be installed to Structural Engineers detail.

Christopher Jordan
Architecture & Design

Sheet Title:
Finishes and Existing Vegetation Plan
Project:
ALTERATIONS AND ADDITIONS
Address:
2A Appian Way Burwood
Client:
Assad Faker

A Total Concept
Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
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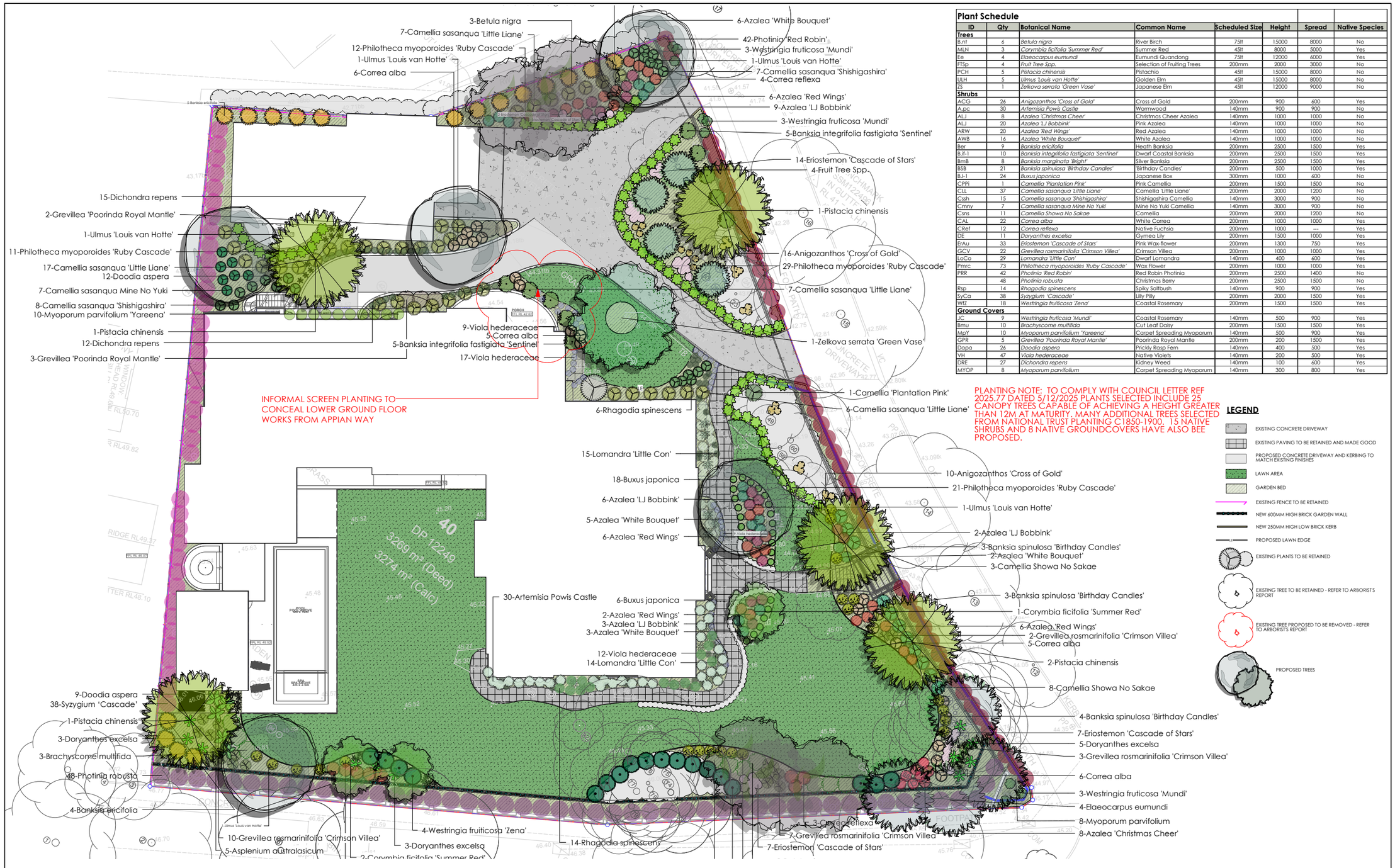
a total concept
landscape architects & swimming pool designers

Scale
1:200 @ A2
Original Drawing at A2 Size.
A3 Reduction: 71%.

Project No.
Christopher Jordan Architecture & design

Drawing No. L/03 E
Rev # 2

Drawn By | ES
Checked By | JS
CAD File Name | 2A appian way, Burwoodnew.vwx
Dwg Date: | 16/1/2026
Plot Date: | 16/1/2026



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ULH	5	*Ulmus 'Louis van Hotte'*	Golden Elm	45lt	15000	8000	No
ZS	1	*Zelkova serrata 'Green Vase'*	Japanese Elm	45lt	12000	9000	No
Shrubs							
ACG	26	*Anigozanthos 'Cross of Gold'*	Cross of Gold	200mm	900	600	Yes
A.pc	30	*Artemisia Powis Castle*	Wormwood	140mm	900	900	No
ALJ	8	*Azalea 'Christmas Cheer'*	Christmas Cheer Azalea	140mm	1000	1000	No
ALJ	20	*Azalea 'LJ Bobbink'*	Pink Azalea	140mm	1000	1000	No
ARW	20	*Azalea 'Red Wings'*	Red Azalea	140mm	1000	1000	No
AWB	16	*Azalea 'White Bouquet'*	White Azalea	140mm	1000	1000	No
Ber	9	*Banksia ericifolia*	Heath Banksia	200mm	2500	1500	Yes
B.if-1	10	*Banksia integrifolia fastigiata 'Sentinel'*	Dwarf Coastal Banksia	200mm	2500	1500	Yes
BmB	8	*Banksia marginata 'Bright'*	Silver Banksia	200mm	2500	1500	Yes
BSB	21	*Banksia spinulosa 'Birthday Candles'*	'Birthday Candles'	200mm	500	1000	Yes
BJ-1	24	*Buxus japonica*	Japanese Box	300mm	1000	600	No
CPPi	1	*Camellia 'Plantation Pink'*	Pink Camellia	200mm	1500	1500	No
CLL	37	*Camellia sasanqua 'Little Liane'*	Camellia 'Little Liane'	200mm	2000	1200	No
Csh	15	*Camellia sasanqua 'Shishigashira'*	Shishigashira Camellia	140mm	3000	900	No
Cmny	7	*Camellia sasanqua Mine No Yuki*	Mine No Yuki Camellia	140mm	3000	900	No
Csns	11	*Camellia Showa No Sakae*	Camellia	200mm	2000	1200	No
CAL	22	*Correa alba*	White Correa	200mm	1000	1000	Yes
CRef	12	*Correa reflexa*	Native Fuchsia	200mm	1000	---	Yes
DE	11	*Doryanthes excelsa*	Gymea Lily	200mm	1500	1000	Yes
ErAu	33	*Eriostemon 'Cascade of Stars'*	Pink Wax-flower	200mm	1300	750	Yes
GCV	22	*Grevillea rasmarinifolia 'Crimson Villea'*	Crimson Villea	200mm	1000	1000	Yes
LoCo	29	*Lomandra 'Little Con'*	Dwarf Lomandra	140mm	400	600	Yes
Pmrc	73	*Philotheca myoporoides 'Ruby Cascade'*	Wax Flower	200mm	1000	1000	Yes
PRR	42	*Photinia 'Red Robin'*	Red Robin Photinia	200mm	2500	1400	No
	48	*Photinia robusta*	Christmas Berry	200mm	2500	1500	No
Rsp	14	*Rhagodia spinescens*	Spiky Saltbush	140mm	900	900	Yes
SyCa	38	*Syzygium 'Cascade'*	Lilly Pilly	200mm	2000	1500	Yes
WTZ	18	*Westringia fruticosa 'Zena'*	Coastal Rosemary	200mm	1500	1500	Yes
Ground Covers							
JC	9	*Westringia fruticosa 'Mundi'*	Coastal Rosemary	140mm	500	900	Yes
Bmu	10	*Brachyscome multifida*	Cut Leaf Daisy	200mm	1500	1500	Yes
MpY	10	*Myoporum parvifolium 'Yareena'*	Carpet Spreading Myoporum	140mm	500	900	Yes
GPR	5	*Grevillea 'Poorinda Royal Mantle'*	Poorinda Royal Mantle	200mm	200	1500	Yes
Dapa	26	*Doodia aspera*	Prickly Rasp Fern	140mm	400	500	Yes
VH	47	*Viola hederaceae*	Native Violets	140mm	200	500	Yes
DRE	27	*Dichondra repens*	Kidney Weed	140mm	100	600	Yes
MYOP	8	*Myoporum parvifolium*	Carpet Spreading Myoporum	140mm	300	800	Yes

No.	Date	REVISION	By
E	16/1/202	REVISED ISSUE	ES
D	18/12/20	REVISED FOR DA	ES
C	29/7/202	REVISED ISSUE	ES

Notes:
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. Do not scale from drawings.
3. If in doubt contact Landscape Architect.
4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.
5. This plan has been prepared for S4.55 purposes only.
6. All Building Works shall be installed to Structural Engineers detail.

Christopher Jordan
Architecture & Design

Sheet Title: Planting Plan
Project: ALTERATIONS AND ADDITIONS
Address: 2A Appian Way Burwood
Client: Assad Faker

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& Swimming Pool Designers
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Scale: 1:200 @ A2
Original Drawing at A2 Size. A3 Reduction: 71%.
Project No.: Christopher Jordan Architecture & design
Drawn By | ES | Dwg Date: | 16/1/2026
Checked By | JS | Plot Date: | 16/1/2026
CAD File Name | 2A appian way, Burwoodnew.vwx
Drawing No. L/04 E
OF 2

STATEMENT OF HERITAGE IMPACT



Development Application

No. 2A Appian Way, Burwood

October 2025 | J7446_01

Weir Phillips Heritage

Level 19, 100 William Street, Sydney, NSW 2011
Phone: (02) 8076 5317

Report Preparation	
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Associate Director and Author	**Alice Fuller** B.A.Sc. (CCM), M.Hert.Cons.(Hons.)
Report Details	
Statement of Heritage Impact for:	Alterations and additions to an existing dwelling and garage, construction of a swimming pool, construction of a new front fence/wall and associated landscaping at No. 2A Appian Way, Burwood, New South Wales

We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all aboriginal people.

Cover photo: No. 2A Appian Way, Burwood in June 2025.

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1 INTRODUCTION

1.1 Preamble

This Statement of Heritage Impact (SoHI) has been prepared in conjunction with a Development Application for alterations and additions to an existing dwelling and garage, construction of a new front fence/wall, construction of a swimming pool and associated landscaping at No. 2A Appian Way, Burwood, New South Wales.

The site is located within the Burwood Council Area. The principal environmental planning instrument for the site is the *Burwood Local Environmental Plan 2012* (*LEP 2012*). The site is listed as a heritage item as part of a group listing of 'Federation houses,' Nos 2, 2A, 3–19, 21, 23 and 25 Appian Way; Nos 304, 306, 308, 310, 312, 316 and 318 Burwood Road; Nos 55, 59 and 67 Liverpool Road, by Schedule 5 Part 1 of the *LEP 2012* (I226). The site also lies within the Appian Way Heritage Conservation Area (C1) as it is defined by Schedule 5 Part 2 of the *LEP 2012*.

Under Part 5.10 of the *LEP 2012*:

> *(5) Heritage assessment*
>
> The consent authority may, before granting consent to any development:
>
> (a) on land on which a heritage item is located, or
>
> (b) on land that is within a heritage conservation area, or
>
> (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document in this instance is a Statement of Heritage Impact (SoHI).

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Christopher Jordon Architecture and Design and A Total Concept Landscape Architects and Swimming Pool Designers.

1.2 Statutory Heritage Listings for No. 2A Appian Way

Table 1 summaries the statutory heritage listings that apply to the site.

Listing Type	***Item Name and Details***	***Listing Number***
Listed by the State Heritage Register under the *Heritage Act 1977* (NSW).	No	N/A
Listed as an item of local heritage significance by Schedule 5 Part 1, *Burwood LEP 2012*	'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
Located within a heritage conservation area identified by Schedule 5 Part 2, *Burwood LEP 2012*	Appian Way Heritage Conservation Area	C1

Table 1: Statutory Heritage Listings.

1.3 Methodology and Acknowledgements

A site inspection was undertaken in June 2025. Unless otherwise stated, all the photographs in this statement were taken at this time.

This SoHI has been prepared with reference to the Heritage NSW publications *Assessing Heritage Significance* (2023 update) and *Guidelines for preparing statements of heritage impact* (2023 update) and with reference to the planning documents listed under Section 8.

The authors wish to acknowledge the assistance of Katarzyna Malicka, Local Studies Librarian at Burwood Library, and Cameron Jenkins, Acting Risk and Claims Officer, Burwood Council, for their provision of Council records.

The authors also wish to acknowledge a prior Heritage Impact Statement (HIS) for the site, prepared by Tropman and Tropman Architects, in July 2023. This statement is hereafter referred to as the *HIS 2023.*

1.4 Limitations

An archaeological assessment was not part of the brief for this statement.

No provision was made for tracing the descendants of past owners/occupiers.

The site inspection was non-invasive. Subfloor areas were not inspected. Photographs of the sub floor areas were provided by the architect.

Access to the front porch and front verandahs were blocked by security grills.

Heritage items in the surrounding area were viewed from the public domain only.

Community consultation was not provided for.

2 SITE ASSESSMENT

2.1 Site Location

No. 2A Appian Way is located the western corner of the Appian Way and Liverpool Road, Burwood. The site is identified as Lot 40 D.P. 12249. Refer to Figure 1.

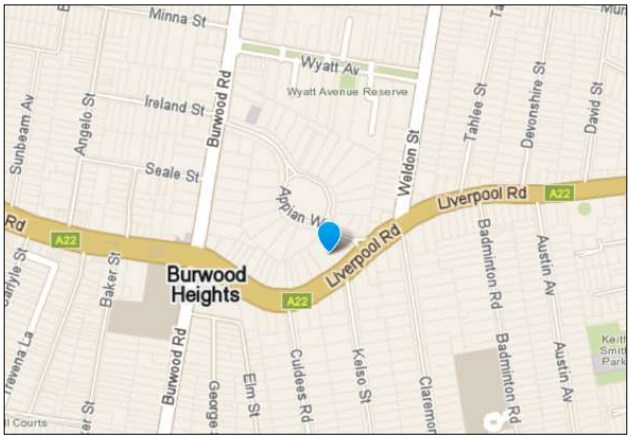

Figure 1:
Site Location.
Whereis.com.au

2.2 The Setting

2.2.1 General Setting

For the following, refer to Figure 2, an aerial photograph over the site and the surrounding area. No.2A Appian Way is shaded yellow, outlined in red and marked by the arrow.

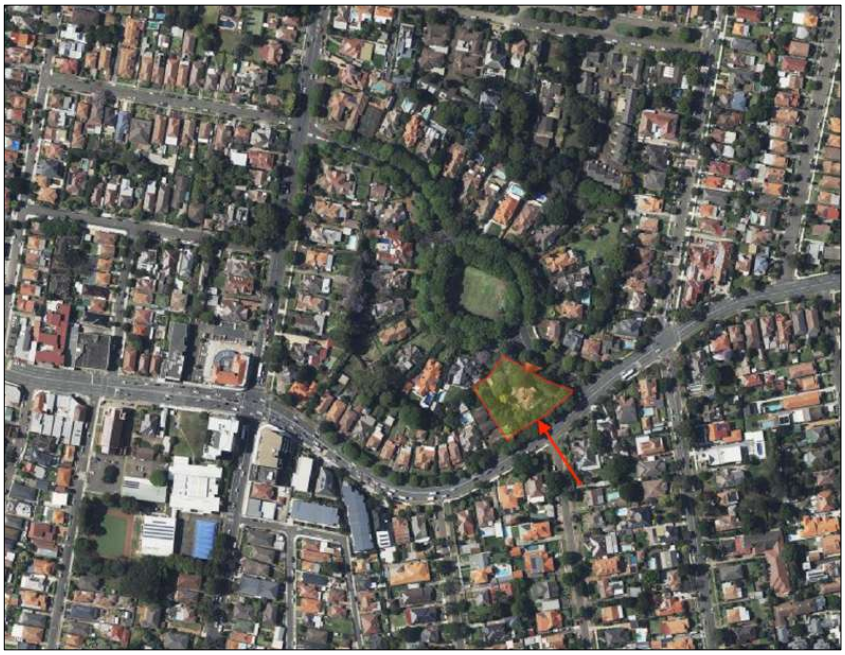

Figure 2: Aerial photograph over the site and surrounding area.
SIX Maps; annotation by WP Heritage.

The State Heritage Inventory listing sheet for the 'Appian Precinct' describes the area as follows:

> 'The original Hoskins' Estate dating from the early 1900's consisted of 39 allotments, with 36 houses fronting Burwood Road, Appian Way and Liverpool Road plus a recreation reserve. The properties are large, ranging from a quarter acre to three-quarters of an acre, (0.1ha to 0.3ha) and irregularly shaped.
>
> The Conservation Area currently comprises 41 houses, 31 of which are reasonably intact, a recreation area consisting of three lawn tennis courts with a weatherboard pavilion, and landscape elements such as street trees and picket fences. Five (5) houses (Numbers 70-78 Liverpool Road, southern side) within the Conservation Area are not in the Hoskins Estate but in the Austinlee Estate and three (3) houses of the original estate fronting Liverpool Road are not in the Conservation Area. The houses in the Precinct, are consist of (sic) timber verandahs, dark brick, multi-pitched and gabled roofs and are alternatively covered with Marseilles tiles and slates.'[1]

[1] *Appian Way Precinct*, State Heritage Inventory, Heritage Item ID.: 1250265.

2.2.2 Appian Way

The Appian Way lies at the heart of the Appian Way Heritage Conservation Area. The road curves gently 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 Queensland Brushbox (*Lophostemon confertus*). 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 section of road in which the subject site is located rises towards Liverpool Road. There is a traffic island with trees and low lying planting at the entrance from Liverpool Road, opposite the site.

Each of the dwellings on the Hoskins Estate is architecturally distinct. Most have asymmetrical elevations with extensive verandahs and complex and irregular roof lines. Some roofs incorporate ornamental turrets. Most are constructed of face brick, with stone and/or rough cast render accents; the hipped and gabled roof forms are clad alternatively in terracotta tile or slate, some of the latter with terracotta roof capping. Verandah and gable detailing varies. Gables are typically shingled or rendered brickwork, with or without timber detailing in the form of fretwork or battens and/or ventilators. Most verandahs are supported by turned timber posts; some are fully open or partially enclosed by low brick walls and/or timber railings. Chimneys are tall, prominent and constructed of brick and/or rough cast render. The timber framed windows are single or arranged in groups and are divided by mullions and sashes. They are vertically proportioned. Bay windows, with stone or brick bases, are common.

The immediately adjoining property to the north west of the subject site, and fronting Appian Way, is No.2 Appian Way. The dwelling on this site is a freestanding single storey brick and rendered masonry Federation period and style dwelling with a hipped and gabled slate clad roof. This dwelling has been extended to the rear and has a swimming pool and cabana in the rear yard. It has an ornate timber fence to Appian Way and formal landscaping. The rear of the dwelling extends close to its common boundary with the subject site.

To the east, across the road and addressing the Appian Way, lie Nos 1,1A and 1B Appian Way. These three properties are anomalies in the Conservation Area. No.1 Appian Way is a two storey c.1960s-1970s red brick dwelling with low hipped tiled roof and large aluminium framed windows. No. 1A Appian Way is a recently constructed one and part two storey brick and rendered dwelling with hipped and gabled slate clad roof and basement parking. No.1B Appian Way, at the point where the Appian Way turns, is a one and part two storey Post World War II period red brick dwelling with low hipped concrete tile roof. These three properties occupy one original lot and, in contrast to most of the properties on the Appian Way, have significantly less planting within their front yards and low or no fencing.

Figures 3 to 9 illustrate the Appian Way in the immediate vicinity of the site. Refer also to the photographs in the following sections.



Figure 3: Looking north up the Appian way towards Liverpool Road showing the general character of this part of the street. The subject site is located on the RHS of the image. The subject dwelling is almost completely screened by street trees and other vegetation.



Figure 4: No.2A Appian Way to the immediate north west of the subject site, from the Appian Way.



Figure 5:
Looking towards the front garden of No.2 Appian Way from within the front yard of the subject site, illustrating the relationship between the two sites.



Figure 6:
Looking north towards the rear garden of No. 2 Appian Way from within the rear yard of the subject site, illustrating the relationship between the two sites. Note the non-original skillion roofed dormer in the rear roof plan of No.2 Appian Way and the later additions.



Figure 7:
No. 1 Appian Way, opposite the subject site.



Figure 8:
No. 1A Appian Way, opposite the subject site.



Figure 9:
No. 1B Appian Way, opposite the subject site.

2.2.3 Liverpool Road

The Liverpool Road is a major arterial road. The section of the road in which the site is located carries two lanes of traffic in either direction. There are footpaths and nature strips to either side and mixed street planting. There are Queensland Brushbox (*Lophostemon confertus*) and a Fig (*Ficus sp.*) adjacent to the subject site. The road is level as it passes the site. This part of the road is residential in character and is lined with free standing one and two storey dwellings dating from the Federation period to the current day.

To the west of the site and fronting Liverpool Road lies No. 53 Liverpool Road. The dwelling on this site is a one and two storey c.1970s-1980s brick dwelling with hipped and gabled tiled roof. It lies close to its common boundary with the site on a narrow lot that falls to the north. It has a similar setback to Liverpool Road as the subject dwelling. Continuing west, No. 55 Liverpool Road is a Federation period dwelling, listed as part of the same heritage group listing as the subject site.

To the east of the site, on the opposite corner of Appian Way and Liverpool Road, lies No. 47A Liverpool Road. The dwelling on this site is a one and two storey white brick c.1970s building. There is little planting on its Appian Way boundary.

South and south east of the site, on the opposite side of Liverpool Road, lie Nos 76, 78 and 80 Liverpool Road, large Federation or Interwar period dwellings with brick and metal fencing to their street boundaries. Nos. 76 and 78 Liverpool Road are partially screened from the road by planting; No. 80 is more open to the street but has a prominent Canary Island Date Palms in the front yard and large tree in one corner. These properties are located in Conservation Areas listed by Schedule 5 Part 2 of the *LEP 2012.*

Figures 10 to 15 illustrate Liverpool Road in the vicinity of the site. Refer also to the photographs in the sections below.



Figure 10:
No. 53 Liverpool Road from Liverpool Road. This property adjoins the site to the west and is not subject to any statutory heritage listing.



Figure 11:
No. 53 Liverpool Road from within the rear yard of the subject site, showing the relationship between the two dwellings.



Figure 12:
No. 74A Liverpool Road, on the opposite corner of Liverpool Road and the Appian Way.
Google Maps, November 2024.



Figure 13:
The Interwar period bungalow at No. 76 Liverpool Road, opposite the site.



Figure 14:
The large Federation period dwelling at No. 78 Liverpool Road, opposite the site.



Figure 15: Interwar period bungalow at No. 80 Liverpool Road, opposite the site.

2.3 No. 2A Appian Way

2.3.1 The Site

The site is irregular in shape. It has in irregular north eastern boundary to the Appian Way of 71.4m (including the corner splay); an irregular south eastern boundary to Liverpool Road of 72.09m; a south western boundary of 56.415m; and an irregular north western boundary of 18.105m. The site area is 3,274 sqm (by calculation). The site falls around 4.7m from the southern to the northern corner. Refer to Figure 16.



Figure 16: Aerial photograph over the site. '1' is the dwelling; '2' is the garage; '3' is the lychgate.
SIX Maps; annotation by WP Heritage.

There is a low masonry retaining wall to part of the Appian Way boundary; an inset modern metal palisade fence to part of the boundary; and dense, overgrown, vegetation. There is a substantial timber lychgate over the main pedestrian entrance off the Appian Way, marked '3' in Figure 16 above. The design and detailing of this lychgate is best understood with reference to the photographs below. It lies over a set of stairs with dark brick treads and risers and matching brick balustrade with metal top rail.

North west of the lychgate lies the driveway entrance into the site off the Appian Way. The driveway rises as it crosses the nature strip and is finished in concrete. The metal gates (modern) are inset.

There is a temporary wire mesh fence along the Liverpool Road boundary and timber paling fences along the remaining boundaries.

The dwelling on the site, marked '1' in Figure 16 and described below, lies towards the southern end of the site. The garage, marked '2' in Figure 16 above, and described separately below, lies on the north western boundary.

The site rises from the Appian Way towards the front of the dwelling. There is grass and overgrown garden beds within the front setback. The brick stairs that run through the lychgate lead onto a crazy stone paved pathway that leads to the front entrance of the dwelling and branches out to run along the front of the dwelling. This path continues along the south eastern side of the dwelling into the rear yard. On the north western side, it continues down to the concrete driveway. Trees within the front setback and directly in front of the dwelling include several Bangalow Palms (*Archontophoenix cunninghamiana*), a Hibiscus (*Hibiscus rosa sinensis*).

The site falls on the north western side of the dwelling, towards the concrete driveway. This area is mostly grass. There are two Queensland Brushbox (*Lophostemon confertus*), one near the north western verandah and of the dwelling and one between the dwelling and the garage.

The set back from Liverpool comprises an area of grass, with garden beds to either side. There is a group of trees in the Appian Way/Liverpool Road corner of the site, including Cotton Palms (*Syagrus romanzoffianum*) and Cocos Palms (*Syagrus romanzoffianum*). Planting along the Liverpool Road boundary includes several Hills Fig (*Ficus hillii*) and a Bangalow Palm (*Archontophoenix cunninghamiana*).

The rear yard is grass. It falls gently across the rear of the dwelling, before falling more sharply to the north west. Trees along the rear boundary include Lily Pilly (*Syzygium sp.*), Hills Fig *Ficus hillii*) and Monterey Cypress (*Cupressus macrocarpa*), an Atlantic Cedar (*Cedrus atlantica*) and a Bhutan Cypress (*Cupressus toulosa*).

Figures 17 to 32 illustrate the site. Refer also to the photographs in the following sections.



Figure 17:
Lychgate and brick stairs from the Appian Way. The steps and balustrade capped with moulded bricks.



Figure 18:
Lychgate from within the site.



Figure 19:
Detail of the gable to the lychgate showing the timber shingles, central bracket and bargeboards. The name plate reads *Sorata,* being the name given to the property in 1929.





Figure 20: Detail of the lychgate. Note the damage to the eaves lining.
Figure 21: Note the fretwork detailing, which is repeated on one of the verandahs of the dwelling. The post closest to the street has evidence of gates, since removed. The posts are rotted at the base.





Figure 22: Modern palisade fencing along the Appian Way boundary.
Figure 23:Modern driveway gates. Note the brick pillars at the bottom of the driveway.





Figure 24: Crazy stone paved path above the stairs to the lychgate.
Figure 25: Crazy stone paving extending along the front of the dwelling.



Figure 26:
Looking north west across the front setback. Note the Bangalow Palms (*Archontophoenix cunninghamiana*).



Figure 27:
Looking across the front setback towards the Appian Way.





Figure 28 and Figure 29:: Looking along the Liverpool Road setback towards the Appian Way. Note the Cotton Palms (*Syagrus romanzoffianum*) and Cocos Palms (*Syagrus romanzoffianum*).

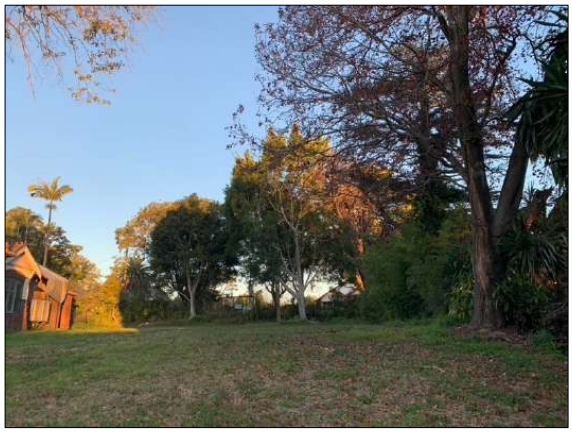

Figure 30:
Looking south east across the rear yard towards Liverpool Road.





Figure 31: Driveway in the northern corner of the site.
Figure 32: Slope from the driveway up to the remainder of the site and one of the two Queensland Brushbox (*Lophostemon confertus*) on this part of the site. The crown of the second tree is just visible on the LHS of the image.

2.3.2 The Dwelling: Exterior

The dwelling on the site is a free standing single storey, building with attic level. The walls are constructed of face brick and rendered masonry finished in painted pebble-dash render. With the exception of the pyramidical roof of the tower, the complex roof form is hipped and gabled and clad in unglazed Marseille patterned terracotta tile with decorative terracotta ridge capping and horns. The tower roof is clad in slate with concrete tile capping. The eaves are wide and timber lined with exposed timber rafters. There are five tall chimneys with terracotta chimney pots. Note the use of both smooth painted render and painted pebble dash render to the chimneys in the photographs below.

For the purposes of this description, the dwelling is divided into the principal building form and side wing.

Principal Building Form

The principal elevation is the **north eastern elevation** addressing Appian Way. This elevation is partially concealed by vegetation and is best understood with reference to Figure 33.



Figure 33: Appian Way elevation (north eastern).
Christopher Jordan Architecture and Design.

The north eastern elevation of the principal building form is asymmetrical, with two nested gables of different sizes towards the centre. The larger, rear, gable is finished in painted pebble dash render with brick detailing, including around a circular timber vent. It has wide timber bargeboards. The smaller, forward, gable has a timber screen with vertical members set forward of a painted pebble dash finish. The timber screen is supported by decorative timber brackets. This gable similarly has wide timber bargeboards.

The entrance porch lies beneath the smaller gable. The lower part of the walls are face brick; the upper part is finished in painted pebble dash render. Stairs with white marble treads and risers lead up through an arched opening. The masonry walls and pillars to either side of the staircase are painted to imitate pink marble. The arch of the entrance porch is defined by contrasting brickwork and a rendered label mould. The opening has an elaborate wrought iron security grill. Behind the grill, the porch has an encaustic tile floor and a timber lined ceiling. The walls within the porch are face brick and painted pebbledash render, the two separated by a band of contrasting brick. The front door set comprises a multiple paned timber framed door with side and toplights fitted with pressed glass. It has a white marble threshold and contrasting brick headers laid in a solider course above.

The tower that rises above the entrance porch has pyramidical roof. The bottom of the roof breaks in pitch; the wide timber lined eaves are supported by decorative timber brackets. There are timber framed Diocletian windows in all elevations but the south western elevation. The windows have bullnosed brick sills (match the walls) and contrasting brick headers.

Refer to Figures 34 to 40.



Figure 34: Front elevation. Note the asymmetry and varied finishes, including two tone brickwork, painted pebble-dash render, painted timber, terracotta tile and slate.



Figure 35: Detail of the southern part of the front elevation.



Figure 36: Detail of the northern part of the front elevation.



Figure 37: Marble stair and pillar detail. The metal rail is a later addition.





Figure 38: Use of contrasting finishes to the entrance porch.
Figure 39: Front door and sidelights. Note the wall finishes.



Figure 40: Encaustic tile floor to the front porch.

The principal roof breaks in pitch over a verandah on the southern side of the entrance porch, where it is supported by pairs of splayed timber posts set into brick pillars with painted masonry capping. Note the Art Nouveau Style detailing to the frieze. The underside of the roof is lined with painted timber lining boards. The floor is finished in encaustic tiles. The verandah has a timber balustrade comprising vertical slats set into a top and bottom rail. Note the splayed slats, with decorative cut-outs, that regularly interrupt the balustrade.

The verandah is connected to the entrance porch by an arched opening. The walls beneath the verandah are finished in face brickwork to the lower part and painted pebbledash to the upper part. There is contrasting brick quoining to the edges and to the corners of the slightly protruding chimney breast. There is only one opening onto this verandah, being a fixed timber framed window with clear diamond leadlight. This opening has a contrasting bullnose brick sill and header bricks.

Refer to Figures 41 to 43.



Figure 41: Southern verandah.





Figure 42 and Figure 43: Beneath the verandah, showing the contrasting brickwork and pebbledash render finish to the walls, the encaustic tile floor, the timber lined ceiling and the arch connecting the verandah to the entrance porch.

North of the entrance porch and beneath the wider of the two gables lies a Diocletian window comprising a pair of timber framed casement windows with one pane of clear glass each, flanked by smaller casement window to either side, also with clear glass. Each has a multipaned toplight of pressed glass (the glazing is domed). The lower part of the walls is constructed of face brick. The opening has a contrasting brick sill and header bricks with label mould above. Note: The garden in front of this part of the elevation is overgrown, making it difficult to photograph.

The principal roof breaks in pitch over a verandah at the northern end of this elevation, where it is supported by pairs of splayed timber posts set into brick pillars with painted masonry capping. This side of the verandah has a different frieze and balustrade detailing to the southern verandah. The detailing matches the lychgate. The underside of the roof is lined with painted timber lining boards. The floor is finished in encaustic tiles in a different pattern to the verandah on the southern side. The walls beneath the verandah are face brickwork. The door in the north western wall is a paneled and glazed (pressed glass) door

with blocked in toplight. There is a similar door (with surviving toplight) in the north eastern wall. There is also a timber framed double hung window opening with a single pane to each sash. The openings have contrasting bull-nose brick sill (to the window) and header bricks. A set of white marble stairs provides access from the front garden onto this verandah (overgrown with vegetation). This entrance lies under a small gable with timber bargeboards and painted timber shingle detailing. The entrance is blocked by a metal gate. Refer to Figures 44 and 45.




Figure 44 and Figure 45: Verandah on the northern side of the front elevation.

The above verandah returns along the **north western** side of the principal building form. Note the small north western facing gable, matching the detailing of the small gable above the north eastern section of the verandah, in the photographs below. The wall beneath the verandah is constructed of face brick. There is a timber framed double hung sash window with one pane to each sash, bullnose brick sill and darker header bricks. There is also a timber framed 15 paned door, with pressed glass, single pane fanlight, slate sill and dark header bricks. There is a small dormer in the north western roof plane. The gable of the dormer has timber bargeboards and is finished in painted timber shingle. There is a pair of timber framed casement windows facing north west.

Refer to Figures 46 to 51.




Figure 46 and Figure 47: Details of the timber work to the verandah. Note also the gable and the dormer.





Figure 48: Looking north east along the verandah.
Figure 49: Looking south west along the verandah.





Figure 50: Window detail with bullnose brick sill. Note how the brickwork of this elevation is not pointed.
Figure 51: **Encaustic tiling with slate step onto the verandah at the south western end.**

The front, north eastern, verandah returns part way along the **south eastern elevation** to the point where it meets the projecting bay of the formal living room. The walls beneath the verandah are constructed of face brickwork to the lower part and painted pebble-dash to the upper part, separated by a band of dark contrasting bricks. There are two openings onto this verandah, a timber framed double hung French window with one pane to each sash in the south eastern facing wall and a matching French window in the north eastern facing wall. Both have dark header bricks and slate sills. Refer to Figures 52 to 54.



Figure 52: The verandah return along the south eastern elevation.





Figure 53: Detail of the timber work. Note the difference to the northern verandah.
Figure 54: Looking south west along the verandah.

The south eastern elevation of the projecting bay lies under a gable. Note the missing eave and bargeboard in Figure 55 below. The gable is finished in painted pebbledash render with circular timber vent with dark brick surround. The central part of the wall, beneath the gable, has a shallow curve with rendered, castellated, top. This part of the wall is finished in painted pebble-dash render, the whole framed by face brickwork. Within the pebble-dash panel there is a timber framed double hung window with one pane to each sash flanked to either side by smaller fixed timber framed windows with clear leadlight. Each has a rendered masonry sill and dark header bricks.

Refer to Figure 55.



Figure 55:
The projecting bay.

The remainder of the elevation (south west of the bay) lies under a verandah. The principal roof breaks in pitch over the verandah where it is support by a large brick arch. Note the use of contrasting bricks and moulded bricks within this arch and to the smaller arch opening at the end of the verandah. There is a timber balustrade set within the arch matching the detail of the balustrade on the north eastern side of the bay. A solid piece of timber is set behind the balustrade. The verandah has an encaustic tiled floor and painted timber lined ceiling. The walls beneath are finished in face brick with red pointing and painted pebbledash render. A dark band of contrasting brick separates to the two finishes. A timber panel and glazed door (pressed glass) with toplight opens onto the verandah within the south western wall of the bay; there is a timber framed French window with one pane to each sash in the south eastern wall. Both openings have slate thresholds and dark brick headers. Refer to Figure 56 to 60.





Figure 56: The large arched opening to the verandah and the balustrade (with later infill behind)
Figure 57: Arched opening at the end of the verandah.



Figure 58:
Encaustic tile floor.





Figure 59 and Figure 60: The elevation beneath the verandah.

The principal element in the **south western elevation** is a smaller projecting bay with splayed lower walls. This bay lies under a gable with wide timber bargeboards and painted timber detailing. The eaves are supported by decorative timber brackets. The walls are finished in face brick to the lower part and painted pebbledash render to the upper part. The two sections are separated by a dark contrasting brick band. There is one opening in the south western side fitted with a pair of timber framed casement windows with toplights, flanked to either side by a timber framed double hung window with one pane to each sash. The top lights are clear diamond patterned leadlight panes. This opening has a flat arch of contrasting bricks and a contrasting brick bullnose sill. Note the moulded brick drip line that runs across the top of the window and around the bay in the photographs below. The walls to either side of the bay are constructed of face brickwork to the full height. Windows are timber framed double hung sash windows with one pane to each sash. They have bullnosed

brick sill and dark brick headers. The windows to the bathrooms are fitted with pressed glass.

A small gabled roofed dormer lies within the roof. The dormer is finished in painted timber shingles and has a wide bargeboards and a pair of timber framed casement windows.

Refer to Figures 61 to 63.



Figure 61: South western, rear, elevation.





Figure 62: Detail of the bay.
Figure 63: Detail of the junction between the principal building form and side wing.

Side Wing

The side wing is attached to western corner of the principal building form. The elevations are constructed of face brick to the lower part and painted pebbledash render to the upper part, with the exception of the north eastern elevation, which is all brick. Refer to Figure 64.



Figure 64: Northern corner of the rear wing.

A four panel door opens in the **north western elevation** onto the return verandah of the principal building form (see Figure 49 above). There are two further openings in this elevation: an opening fitted with a pair of timber framed casement windows with two panes to each window and a timber framed double hung window with one pane to each sash (modern leadlight). Refer to Figure 65.



Figure 65: Windows in the north western elevation of the wing with their moulded brick sills.

There are two differently sized timber framed double hung windows in the **north western elevation** with brick bullnose sills and face brick headers. One of these windows is fitted with modern stained glass. There is one timber framed double hung window in the south eastern elevation, similarly detailed. There are two openings in the **south western elevation**: a large opening fitted with an aluminum sliding window and timber framed double hung window, both with bullnose brick sills and face brick headers.

The **western corner** of the service wing comprises a flatted roof enclosed porch/sunroom with high face brick base and large fixed and awning sash timber framed windows. A door in the north western elevation opens onto a staircase of semi-circular painted concrete stairs with metal handrail. The eaves are wide and timber lined with exposed timber rafters. The roof is set below the gutter line of the principal roof.

Refer to Figures 66 to 69.



Figure 66: North western elevation





Figure 67: South western elevation of the enclosed porch/sunroom.
Figure 68:South western elevation of the side wing.



Figure 69:
North western elevation of the side wing.

2.3.3 The Dwelling: Interior

Ground Floor

The layout of the ground floor is best understood with reference to the Figure 70. The room numbers relate to the description below.

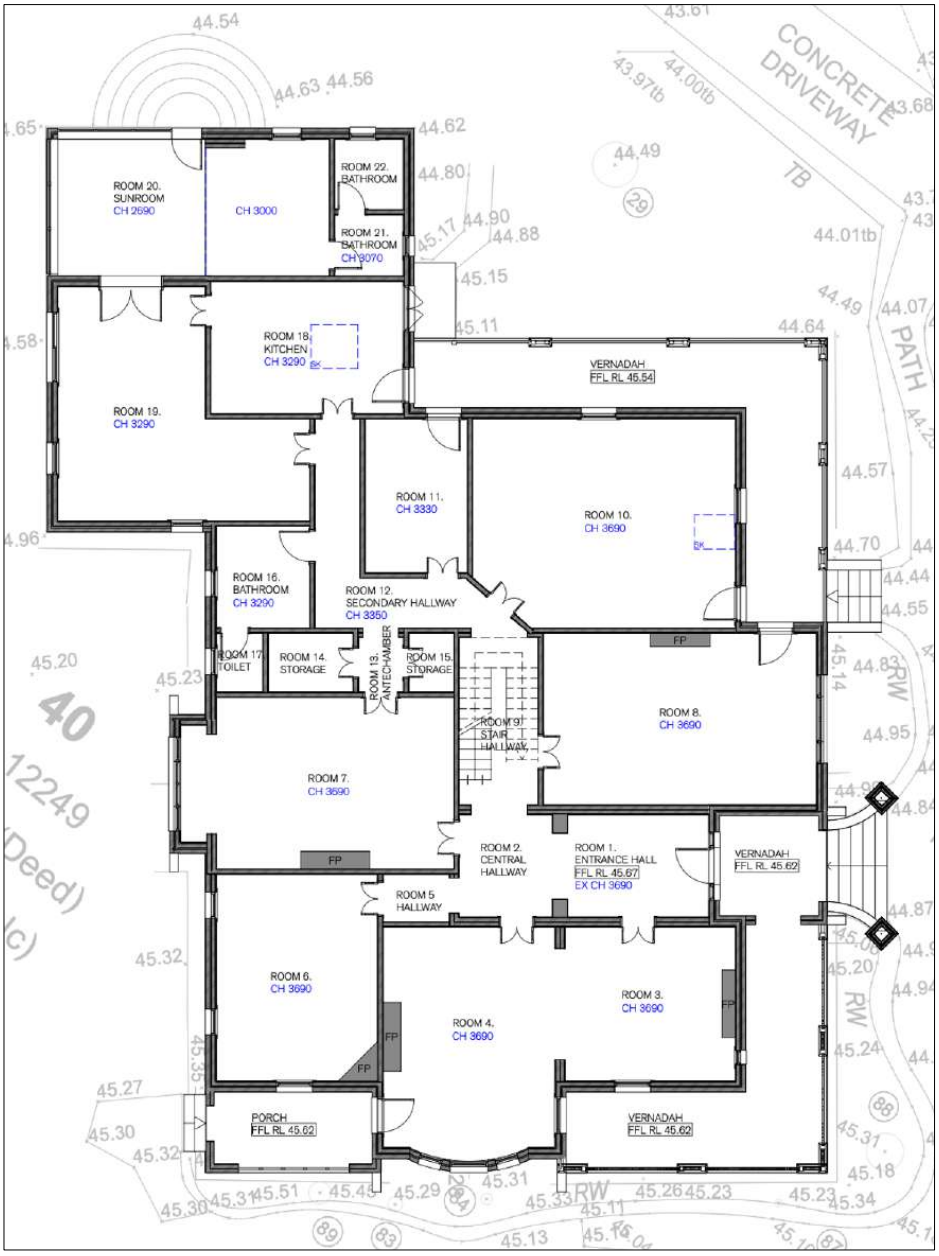

Figure 70: Ground Floor Plan.
Christopher Jordan Architecture and Design.

All the interior timberwork is painted with the exception of the balustrade to the staircase, the timberwork to some fireplace mantlepieces (as noted below) and the kitchen joinery. Windows and exterior doors are as described as part of the exterior elevation above.

Room 1 (entrance hall) has a timber (?) floor covered by carpet. The plastered walls are painted. There is a lathe and plaster ceiling with ornate ceiling rose (water damaged) and deep profiled plaster cornice. There are high profiled timber skirting boards (hereafter

referred to as Type 1), profiled timber architraves to doors and windows and a timber picture rail. A large plaster arch, with supporting Doric columns, opens into the connecting hallway. A pair of timber framed, two paned, glazed doors with fanlight opens into Room 3. The glass is pressed glass. This door type is hereafter referred to as Type A. The fanlight above the front door, described in the section above, is now fixed and the mechanism has been removed. The two windows to either side of the doorway are fixed.

The finishes in **Room 2** (central hallway) match those in Room 1. There is, however, no picture rail and the ceiling and rose are in better condition. The doors into adjoining rooms are Type A doors. A large plaster arch opens into Room 8.

Refer to Figures 71 to 77.





Figure 71: Looking towards the front door in Room 1.
Figure 72: Arch and Doric columns between Rooms 1 and 2.





Figure 73:Damage the ceiling and loss of the ceiling rose in Room 1.
Figure 74:Typical architraves to Type A door. Door panel illustrated in Figure 84 below.



Figure 75:
Openings in the rear wall of Room 2.



Figure 76:
A more intact ceiling rose in Room 2.



Figure 77:
Arched opening into the stair hall.

Rooms 3 and 4 are interconnected. Both have narrow timber floorboards; plastered walls; lathe and plaster ceilings with ceiling roses and deep plaster cornices; Type 1 skirting boards; profiled timber architraves and picture rails; and Type A doors with pressed glass and operable fanlights. There are non-original wall vents. Each room has a face brick fireplace with wide arched opening, timber mantle shelf and narrow glazed tile hearth. The two rooms are connected by a squared opening. Note the plaster detailing to the opening in the photographs below and the arch to the rounded bay in the south eastern elevation of Room 3. The ceiling in Room 4 is damaged.

Refer to Figures 78 to 86.





Figure 78: Fireplace in Room 3.
Figure 79: Fixed window with diamond pattern leadlight (clear) beside the fireplace.



Figure 80:
Bay window in Room 3.



Figure 81:
Detail of the ceiling rose in Room 3.



Figure 82:
Arched opening between Rooms 3 and 4.



Figure 83:
Detail of the fireplace in Room 4.





Figure 84 and Figure 85: Details of damage to the ceiling in Room 4.



Figure 86:
Type A door.

Room 5 is a short hallway entered through a narrow arch from Room 2. This room matches the finishes of Room 2 except it has a square set plaster ceiling with no ceiling rose.

Room 6 has a timber floor. The plastered walls are painted; there is a lathe and plaster ceiling with ornate ceiling rose and profiled plaster cornice. The ceiling has extensive water damage. There are lower profiled timber skirting boards than in Rooms 1-5 (hereafter referred to as Type 2), profiled timber architraves to doors and windows and a timber picture rail. The Type A door is missing the toplight/fanlight. The fireplace has an elaborate mirrored overmantel. A later gas fireplace has been fitted in the opening. There is a raised hearth with narrow band of glazed tile in front of it. There are later wall vents.

Refer to Figures 87 to 89.



Figure 87:
Fireplace and French window in Room 6.





Figure 88: Detail of the fireplace, the only surviving Federation period mantlepiece within the dwelling.
Figure 89: Extensive water damage to the ceiling.

Room 7 has a timber floor. The plastered walls are painted; there is a lathe and plaster ceiling with ornate ceiling rose and deeply profiled plaster cornice. The ceiling has water damage. There are Type 1 skirting boards, a profiled timber architraves to doors and windows and a timber picture rail. The door is Type A with working fanlight with clear glass. There is a face brick fireplace with wide arched opening, polished timber mantle shelf and brick hearth. A gas heater is set in the opening. Note the alcove bay at the south western end. Refer to Figures 90 to 93.



Figure 90: Looking towards the alcove in the south western end.



Figure 91:
Looking north east showing doors, architraves, picture rail and cornice.



Figure 92:
Large ceiling rose. Also showing water damage to the ceiling. The proposed works include repair of such damage.



Figure 93:
Detail of the fireplace.

Room 8 has a timber floor. The plastered walls are painted; there is a lathe and plaster ceiling with ornate ceiling rose and profiled cornice. There are Type 1 skirting boards, profiled timber architraves to doors and windows and a timber picture rail. The door is a Type A with working fanlight. There is a fireplace with raised hearth and narrow band of glazed floor tiles forward of it. Matching tiles line the interior of the fireplace opening. The fireplace has a timber mantlepiece incorporating a small cupboard with pressed glass doors. Refer to Figures 94 to 99.



Figure 94:
Looking towards the stair hall (Room 9).





Figure 95: Ceiling rose detail.
Figure 96: Diocletian window.



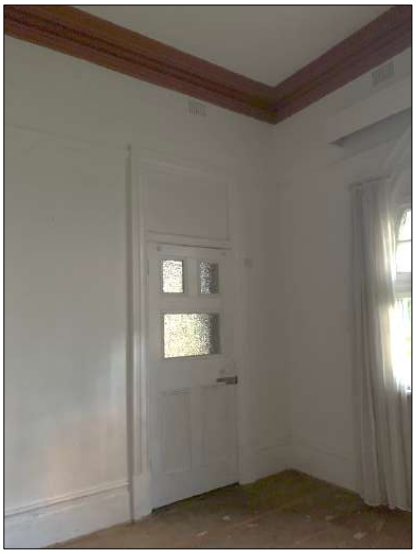

Figure 97: Detail of the fireplace.
Figure 98: Door opening onto the verandah.

Room 9 is the stair hallway. The plastered walls are painted. The plaster (?) ceiling is square set with a large (later) skylight set into it. It has Type 1 skirting as far as the doorway into Room 8; the remaining skirting is lower, Type 2. There is no picture rail. Two large arched openings connect to hallways/foyers at the south eastern and north western ends. The latter is interrupted by the staircase, with the remaining gap infilled by timber spindles.

The staircase is constructed of timber (carpeted). It has a tapering timber newel post (top missing) and balustrade with simple Arts and Crafts detailing. The underside of the staircase is finished in pressed metal sheeting. The area beneath is closed in with v-jointed paneling with match door to a storage space. Refer to Figure 77 above and to Figures 99 to 105.



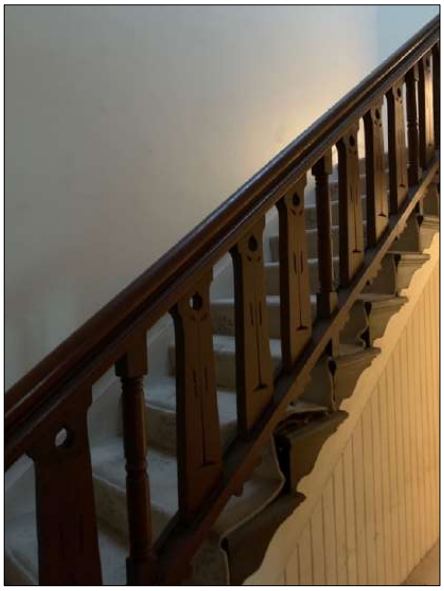

Figure 99: Staircase and newel post.
Figure 100: Detail of the balustrade.

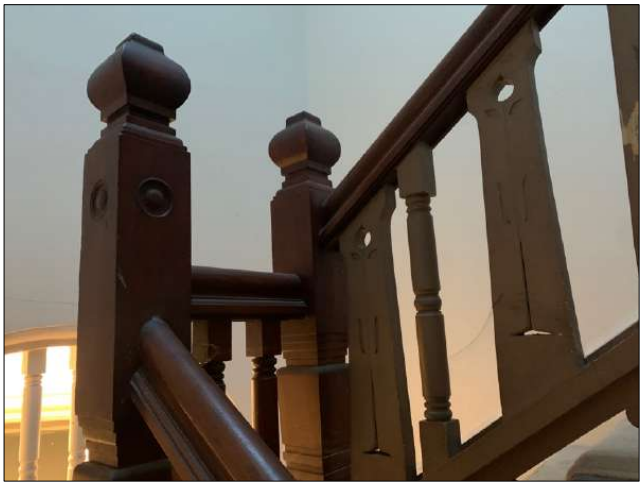

Figure 101:
Newel post detail and balustrade detail.





Figure 102:Pressed metal to the underside of the staircase.
Figure 103:Timber panelling and door under the staircase.



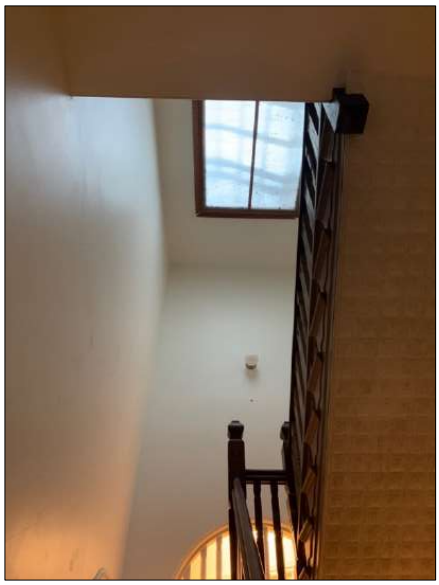

Figure 104: Entrance to the attic at the top of the stairs.
Figure 105: Skylight in the square set ceiling.

Room 10 has a timber floor, plastered and painted walls and Type 2 skirting boards. There are profiled timber architraves and picture rails and later wall vents. The ceiling (plasterboard) is divided by later beams and is extensively water damaged. There is a later skylight. The interior door is a Type A door with clear glass fanlight. Refer to Figures 106 and 107.



Figure 106:
Looking toward the front wall.



Figure 107:
Typical window architraves .

Room 11 has a carpeted floor, plastered walls and Type 2 skirting boards. There are profiled timber architraves and picture rails and later wall vents. The ceiling has timber battening. The interior door is a Type A door with clear glass fanlight. Refer to Figures 108 and 109.





Figure 108: Multiple paned door with fanlight opening onto the verandah.
Figure 109: Type A interior door.

Room 12 is a narrow secondary hallway with a carpeted floor, plastered and painted walls, Type 2 skirting boards and profiled timber architraves. There is a plaster ceiling with profiled cornices. Doors are as described for the individual rooms that lead off it. Refer to Figures 110 to 112

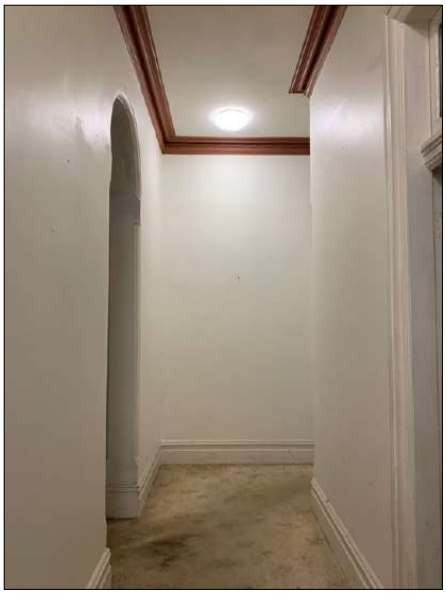



Figure 110: General hallway view. The arched opening opens into Room
Figure 111: General hallway view with the arch opening into the stair hall (Room 9) on the RHS of the image.

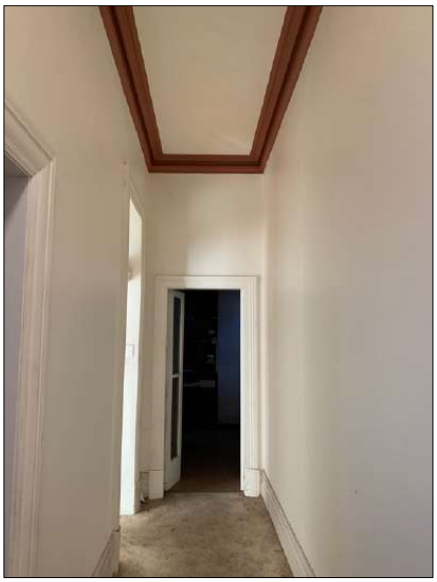

Figure 112:
Hallway looking towards the door into the kitchen (Room 18). The kitchen and bathroom (Room 16) doors do not have fanlights.

Room 13 is a small antechamber that connects to Room 7 and provides access to the small storage rooms, Rooms 14 and 15. It has a carpeted floor, plastered walls, Type 2 skirting boards and profiled timber architraves. The ceiling is squared set. Doors are as described for the individual rooms that lead off it. Refer to Figure 113.

Rooms 14 and 15 are small storage rooms. They have timber floors, plastered walls with very low profiled timber skirting boards (Type 3). The ceilings are lathe and plaster. The ceiling in Room 14 has timber battens; the ceiling is Room 15 has partially collapsed. The two rooms have Type A doors with fanlights. Refer to Figure 114.





Figure 113: Room 13, looking towards Room 7.
Figure 114: Room 14.

Room 16 is the existing bathroom. The door is a four panel timber door (Type B). There is no toplight or fanlight. There appear to be at least two ceilings, both damaged. Part of the cornice is also missing. There are profiled timber architraves. The floor and the lower part of the walls have modern tiling. The fit out is c.1980s and later. The toilet (**Room 17**) lies within a small separate, similarly finished room on the southeastern side. Refer to Figures 115 and 117.





Figure 115: Four panel door into the bathroom.
Figure 116: Bathroom window and damaged ceiling.



Figure 117: Detail of damage to the bathroom ceiling.

Room 18 is the existing kitchen. The door from Room 12 (hallway) is a four panel timber door (Type B). The door into Room 19 is a Type A door. Neither has a toplight or fanlight. The walls are plastered with later vents. There is a plaster board(?) ceiling with skylight and profiled cornice. The floor is covered in cork tiles. The fit out is c.1990s or later. Refer to Figures 118 to 120

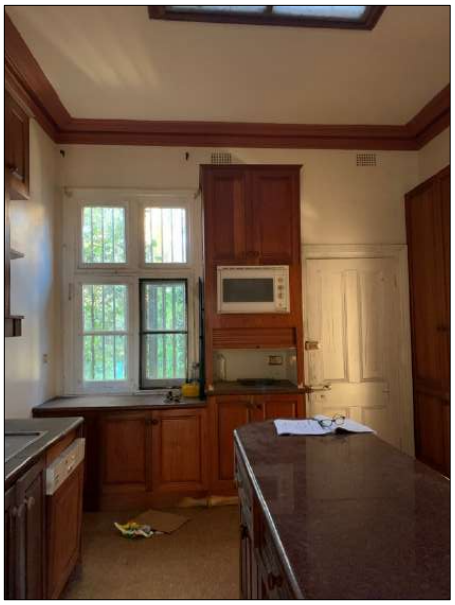



Figure 118: Looking north east within the kitchen.
Figure 119: Later skylight in the kitchen ceiling.



Figure 120: Looking towards Room 19.

Room 19 is an L shaped room. It has a timber floor and plasterboard lined walls with profiled timber picture rails. The ceiling appears to be plaster board with three small ceiling roses. There is a deep plaster cornice. There are low profiled skirting boards (Type 4). Doors and windows have profiled timber architraves. The doors into Room 20 are modern timber panel doors with stained glass panels. Refer to Figures 121 to 124.



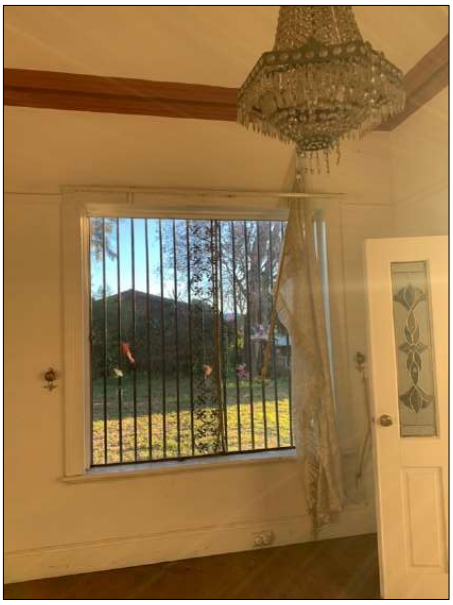

Figure 121: Room 19 looking towards the hallway, Room 12.
Figure 122: Large aluminium framed window with simply profiled architraves.





Figure 123: Timber framed double hung sash window of an earlier era.
Figure 124: Modern panel door with stained glass between Rooms 19 and 20.

Room 20 includes the flat roofed enclosed porch. The floor is tiled. Walls are clad in plasterboard. The ceiling is plasterboard with a profiled cornice. There is Type 4 skirting boards. Doors and windows have profiled timber architraves. The door into Room 21 is a four panel timber door. Refer to Figures 125 to 128.





Figure 125: Room 20, looking towards Room 21.
Figure 126: Room 20 looking into the later sunroom.





Figure 127: Original window in Room 20.
Figure 128: Four panel door into Room 21.

Rooms 21 and **22** are a bathrooms with modern tiled floor and walls and plasterboard (?) ceilings with deep cornices. The windows and doors (Type B) have profiled timber architraves. The windows have modern stained glass. The fit outs are c.1990s and later. Refer to Figures 129 and 130.





Figure 129: Room 21.
Figure 130: Room 22.

Attic Level

Figure 131 illustrates the layout of the attic level.

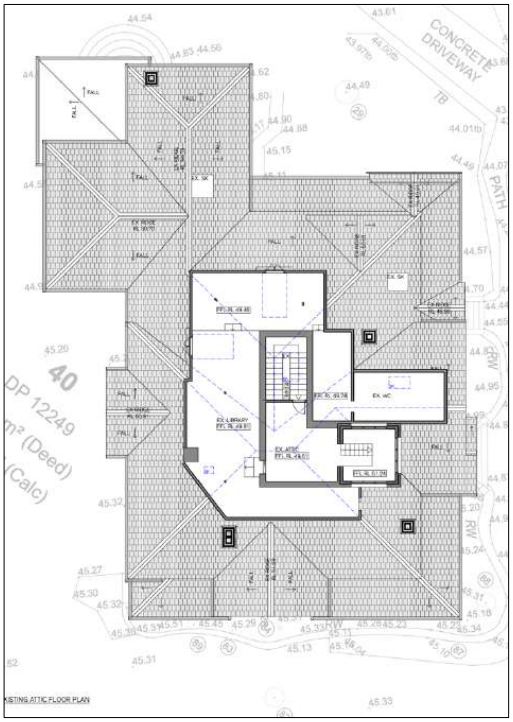

Figure 131:
Attic level floor plan.
Christopher Jordan Architecture and Design.

The floors are carpeted. Walls are lined with plasterboard or stained timber panelling installed in the late 1980s. The ceilings are plasterboard except for within the tower, where the ceiling is timber lined. There are low profiled timber skirting boards (Type 5) and simply profiled architraves to the dormer windows, with wider architraves to the Diocletian windows in the tower. There are fitted shelves to walls and a toilet in one corner. The tower is entered through an arched opening. A simply detailed timber staircase leads up to a platform beneath the Diocletian windows. Refer to Figures 132 to 137.





Figure 132: Arched opening into the tower.
Figure 133: Timber lined ceiling in the tower.



Figure 134:
Profiled architraves to the Diocletian windows.



Figure 135:
Typical floor and ceiling finishes in the attic.



Figure 136:
One of dormer windows with simply profiled architraves.



Figure 137:
Attic level toilet and basin.

2.3.4 The Garage

Exterior

The garage is a free standing, single storey, face brick building with hipped roof clad in unglazed terracotta tile.

The openings in the principal, **north eastern elevation**, are irregular. There is a timber framed double hung window with two panes to each sash (pressed glass) with moulded brick sill and timber door on the southern side of the elevation. There is a large opening fitted with fixed and sliding aluminium framed doors and windows on the northern side of the elevation. This opening has a rendered lintel above and wide cantilevered metal awning. Refer to Figure 138.



Figure 138: North eastern elevation.

There are two small timber framed casement windows with four panes each (pressed glass) in the **south eastern elevation**. These openings have moulded brick sills. Refer to Figure 139.



Figure 139: South eastern elevation.

There are three openings in the **south western elevation**. One opening has a fixed six pane window (pressed glass) with moulded brick sill. The other two openings are larger and are

fitted with metal framed sliding windows. These openings do not have sills. Refer to Figure 140.



Figure 140: South western elevation.

The **north western elevation** is blind.

Interior

Figure 141 illustrates the interior layout.

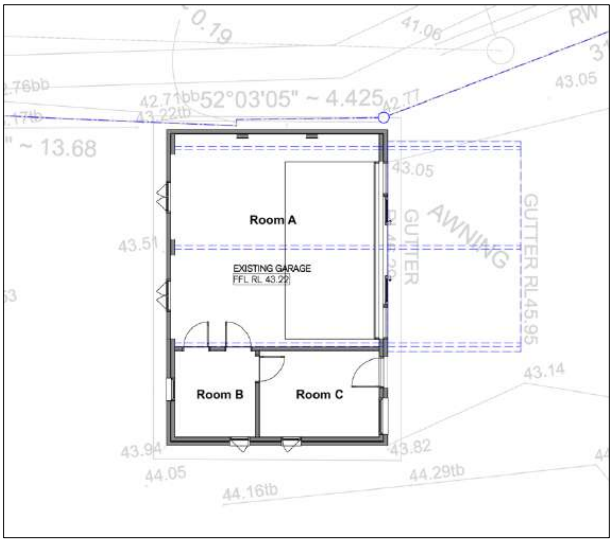

Figure 141: Garage Plan Christopher Jordan Architecture and Design. Room annotations by WP Heritage.

Room A has a tiled floor and painted brick walls. There is a plaster board ceiling with a timber strip for a cornice. The four panel timber doors to Rooms B and C have simply profiled timber architraves. Refer to Figures 142 and 143.



Figure 142:
Looking south east towards Rooms B and C. The panel lift door remains is situ.



Figure 143:
Ther are no architraves to the aluminium framed windows in the rear wall.

Rooms B and **C** have tiled floors and painted brick walls. The ceilings are f/c (or equivalent) sheet with timber battening. Window frames and sills vary. Architraves to doors are simply profiled. Room B has a set of three ceramic sinks. The remaining fit out is modern. Refer to Figures 144 to 147.





Figure 144: Ceramic laundry sinks in Room B.
Figure 145: Fixed multi-paned window in Room B.





Figure 146: Four panel timber doors and simply profiled architraves.
Figure 147: Ledged and braced door and timber framed double hung window in Room C.

3 HISTORICAL ANALYSIS

3.1 Original Occupation

While an Aboriginal history is not provided for, it is acknowledged that the traditional custodians of the present-day Municipality of Burwood are the Wangal people, part of the Dharug speaking language group.

3.2 Early Burwood

The Colony of New South Wales was officially established in Cadi Country, at a place the colonists called Sydney Cove, on 26 January, 1788. Ignoring the rights of the Aboriginal people, all land was declared to be Crown Land. Successive colonial governors granted land outside of the first boundaries of the Township of Sydney to further the purposes of settlement.

While a magnificent site for a maritime city, the first settlement at Sydney Cove did not possess the rich soils for the crop raising required to ensure the immediate survival of the Colony. Inland exploration led to the discovery of Rose Hill (later Parramatta), where a second settlement was established in November 1788. The two settlements were linked by a rough bush track known originally simply as 'The Path', which loosely follows the line of present-day Parramatta Road.

The first European settler in the present-day Burwood Municipality was a free woman, Sarah Nelson, who worked a fifteen-acre grant called *Nelson Farm* (1793). Six years later, in 1799, a 250 acre grant was made to Captain Thomas Rowley of the New South Wales Corps.[2] By 1803, Rowley had consolidated an estate of 750 acres, which he named *Burwood*, after the farm he had lived on in his native Cornwall. The estate covered the greater part of present-day Burwood and gave the later suburb, and municipality, its name.

The subject site lies on a grant of 1,000 acres grant made to William Faithful (1774-1847) on 1 January, 1810. Faithful arrived in New South Wales as a private in the New South Wales Corps. Five years later, Faithful's grant was sold to the then owner of Rowley's *Burwood*, Alexander Riley, who built a substantial villa on the estate, known as *Burwood Villa.*

Alexander Riley (1778-1833), a well-known Sydney businessman and pastoralist, had purchased Captain Rowley's *Burwood* from the executor of his estate, Thomas Moore, in 1812 for £512. Moore had not been one of the original Trustees of Rowley's will, a fact that would cause legal complications with the land sale in future years. Moore had been appointed executor of Rowley's Estate and guardian of his children by Governor Macquarie when the original executors had to return to England to give evidence of the 'Rum Rebellion.'

The consolidation of land into large estates meant that little development occurred in the area before 1830, despite its location between the Parramatta Road and the Liverpool Road (opened in 1815), two of the most important roads in the Colony. The only road linking these two roads shown by a plan of the mid 1830s is Neich's Lane, later Burwood Road, named for the publican of the nearby *Bath Arms Inn*.

[2] For further information about Thomas Rowley, refer to Douglas Pike (gen. ed.), *Australian Dictionary of Biography, Volume 2*, Victoria, Melbourne University Press, 1967.

3.3 Subdivision of the Burwood Estate

During the early 1830s, Rowley's children successfully appealed the 1812 sale of *Burwood* to Alexander Riley on the basis that Thomas Moore did not have the power to sell the estate under the terms of their father's will. *Burwood* was subsequently subdivided among the four surviving beneficiaries of Rowley's will. The new owners subdivided their land into lots that generally ranged from four to twenty acres from 1833 onwards.[3] Early sales typically stressed the advantages of the area for market gardening and the fattening of livestock for the Sydney market.[4] The initial land sales met with mixed success.

Although only sparsely populated, Burwood became one of only four stations on the Sydney to Parramatta railway line when it opened in 1855. The opening of Burwood Station encouraged subdivision and growth within the embryonic village. By 1860, six trains ran daily between Burwood and the City. The railway encouraged the establishment of large villa estates that enabled professionals and businessman to enjoy a country lifestyle whilst having daily access to the City. Nineteenth century Burwood was never industrial. The only significant industry was the Croydon Steam Brick Company, founded in 1879.

During this period, services that were important to future population growth were established, including churches, postal services and the opening of the first public school (1871). Evidence of the desirability of the area is provided by the three exclusive schools for 'young ladies' opened in the area during the 1880s and 1890s: the Methodist Ladies College, the Presbyterian Ladies College and Santa Sabina College. All are still operating.[5]

The Borough of Burwood was gazetted in 1874. The following 25 years were ones of rapid growth. During this period, the population increased six-fold, from 1, 250 people in 1874 to 7,400 people in 1900. The Victorian period estates were gradually subdivided. As revenues from rates increased, municipal improvements proceeded apace. By the 1890s, 100 gaslights had been installed; 31 miles of streets had been formed and 18 miles had been ballasted and metalled.[6] Just as important for suburban development was the extension of the water mains from the Nepean Scheme into the area in 1886-7; within two years piped water was available and, by 1900, the sewerage system had been extended into the area.

3.4 George John Hopkins and the Appian Way

3.4.1 Further Subdivision of the Burwood Estate

The land title of the subject site between 1830 and 1869 has not been resolved for the purposes of this statement. By April 1869, the site was part of a parcel of 30 acres 1 rood and 6 perches owned by Joseph Wyatt, of Burdekin Place, gentleman. Refer to Figure 148. This land comprised the whole of Lot 23 and parts of Lots 7, 8 and 9 of the Burwood Estate subdivision.[7]

[3] The earliest reference found to date to the sale of land part of the Burwood Estate in Sydney newspapers is 1833. Trove, National Library of Australia.
[4] See for example 'The Second Portion of the Burwood Estate', *The Sydney Morning Herald*, 27 May, 1833.
[5] Phillip Clements, , *The Development of Hoskins Estate Burwood*, p.3. Unpublished Advanced Study Report, Department of Architecture, University of Sydney 1978. Burwood Council Library.
[6] Eric Dunlop, *Harvest of the Years*, NSW, Burwood Municipal Council, 1974, pp.52-53.
[7] Certificate of Title Volume 84 Folio 63. NSW LPI.

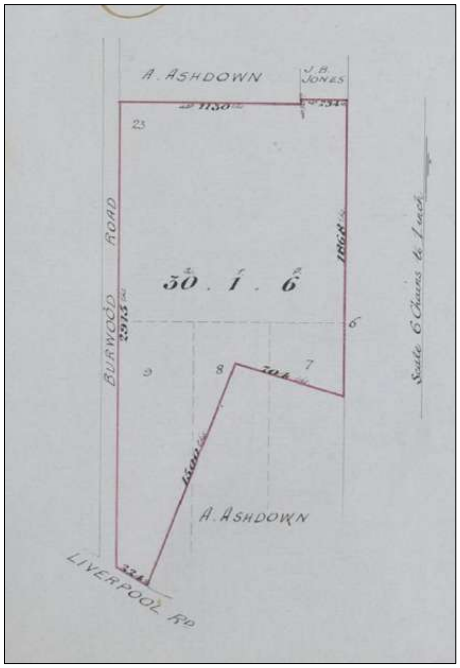

Figure 148:
Wyatt's Land in 1869.
C.T. Volume 84 Folio 63.

What Joseph Wyatt did with his land before subdividing it in 1873 is unknown. The subject site became part of a smaller parcel of land that was 7 acres and 27 perches in size (part of lots 8 and 9 of the Burwood Estate) transferred to Charles Henry Humphrey of Burwood, gentleman, on 24 April, 1874.[8] Refer to Figure 149.

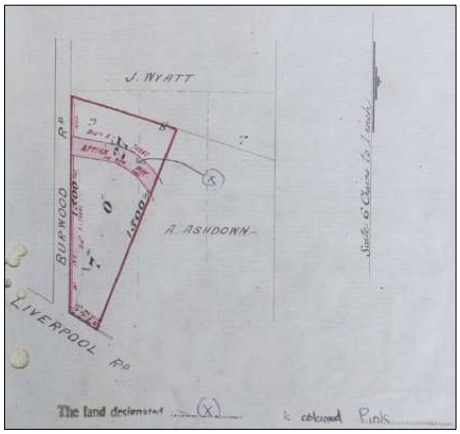

Figure 149:
Humphrey's Land in 1874. The annotation of the Appian Way is a later addition to the original plan.
C.T. Volume 1811 Folio 130.

Humphrey was a Devon born surveyor who had arrived in Australia in 1842, after which he settled in Queensland. He later moved to Burwood, where he bought large amounts of land and built the mansion *Luscombe* in Livingstone Street. He became mayor in 1875 and died in 1898. The land he had purchased from the Burwood Estate was said to have been used as a horse paddock.[9] The land past by transmission to his widow Ellen Humphrey and

[8] Certificate of Title Volume 181 Folio 130. NSW LPI.
[9] Phillip Clements, *op. cit.*., 1978, p.7.

Charles Henry Humphrey Junior in 1899 and then solely to Ellen in 1903.[10] On 4 April, 1903 the land was transferred to George John Hoskins, a Burwood engineer.[11] It was Hoskins who developed the Appian Way.

3.4.2 George John Hoskins and the Appian Way

The English born George John Hoskins (1847) had arrived in Australia as a boy (Figure 150). In 1875, having worked in various engineering workshops, he established his own business, where he was joined by his brother, Charles, the following year. The brothers manufactured engines and machinery, soon specialising in steam boilers and pipes. The business expanded rapidly. In 1908, C. and G. Hoskins Ltd took over the Lithgow blast furnaces of William Stanford Ltd, which they further expanded with the aid of Government contracts. In 1919, George Hoskins and family sold their interests in the company to Charles Hoskins and family.

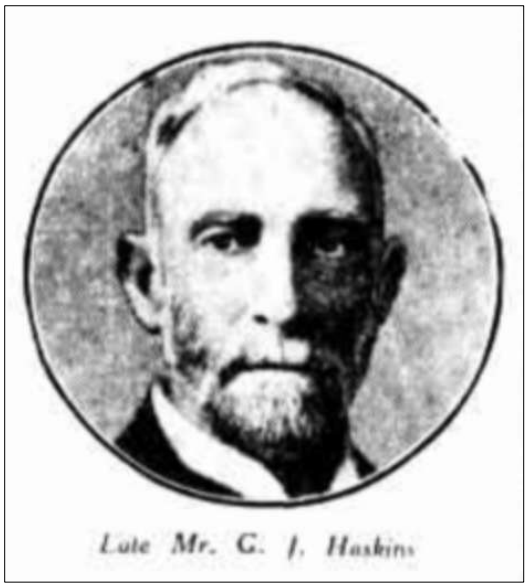

Figure 150:
George Hoskins.
The Sydney Morning Herald, 27 May, 1926, p.5.

By the time he acquired the subject land, George was a wealthy man whose acquaintances included some of Sydney's leading families. Hoskins had many personal interests including astronomy, cricket and football. He occupied the mansion, *St. Cloud*, which stood opposite his new purchase on Burwood Road. The mansion still stands and is listed on the State Heritage Register. The sale of his interests in the family company gave him the resources to develop a model estate on his newly purchased land.

Hoskin's plans to develop a model estate were reported on with some interest by the local paper, the *Australian Courier*.[12] Hoskin's estate was a departure from most subdivisions of the period. The estate comprised of 39 large allotments accessed from a serpentine road, later named the Appian Way. Neither the road nor the lot size were designed to maximise returns. Instead, the layout was contrived for deliberate aesthetic effect and was likely influenced by overseas examples, such as the residential suburb of

[10] Certificate of Title Volume 181 Folio 130. NSW LPI.
[11] *Ibid*. NSW LPI.
[12] See exerts in Phillip Clements, *op.cit*., 1978, Appendix 1,

Riverside, a model suburb created by landscape designers Frederick Olsted and Calvert Vaux in Chicago, Illinois in 1869.[13]

Hoskins clearly had a vision for his estate. Few developers of the period were interested in the substantial outlay required to lay out an estate of this type, let alone build upon it and retain ownership of the dwellings, as Hoskins would do into the 1920s:

> 'He sought to create an environment that would attract a suitable class of residents; respectable people of quality such as professional and business. The environment that he envisaged was one in which all residents would be part of a harmonious social community having all the facilities desirable for a self-contained suburban lifestyle. A recreation area was provided to encourage communal activities and consisted of a pavilion, a tennis court for the younger residents, croquet green for the ladies and a bowling lawn to cater for the older people.
>
> As Hoskins lived opposite the estate and wanted to remain closely involved with the residents, which included two of his sons, everything in the formation of the estate was geared towards attracting desirable residents. Abundant trees were planted, the allotments were of very generous dimensions and there was no attempt to maximise the number of allotments...the need to economise was not a consideration.'[14]

Hoskins proposed to Council that they share the cost of providing the roadworks and footpaths, later extending his offer to provide a loan to Council. Council was reluctant to enter into an agreement because of the possibility that the loan repayments could outweigh the revenue that Council would receive in rates from the estate. After considerable debate, an agreement between the two parties was signed in August 1903:

> 'The essence of the agreement was that Burwood Council would construct the roadworks on the estate, including tree planting and road drainage. Hoskins undertook to dedicate the road, the Appian Way, which was to pass through the Estate, to the municipality. Hoskins was to loan the Council £1,000 repayable over a period of fifteen years and also guarantee a minimum amount which the municipality would receive in rates from the Estate during that period.[15]

By September 1903, work on the estate was reported to be 'proceeding apace.'[16] The Appian Way was completed in 1905, by which time Hoskins had already built and leased several dwellings. Over a period of six years, Hoskins would finance and built 36 substantial dwellings, now Nos. 2-18 and Nos. 125 Appian Way, Nos. 302-318 Burwood Road; and Nos. 49, 55, 63, 67 and 75 Liverpool Road.

Hoksins developed his estate during a period of growth across the Municipality, as the Victorian period mansions increasingly gave way to smaller suburban villas and cottages. The number of dwellings in Burwood increased from 200 in 1874 to 515 in 1884 and 1,580 in 1903.[17] The population of Burwood would continue to increase into the 1920s, reaching 20,200 people by 1929, but thereafter slowed as the Great Depression and World War II

[13] For additional discussion on the influences on the Hoskins Estate refer to Phillip Clements, *op.cit.*, 1978, pp. 12 onwards.
[14] Phillip Clements, *op.cit.*, 1978, p.10.
[15] *Ibid*, pp. 7 and 8.
[16] 'The Hoskins Estate,' Australian Courier 5 September, 1903, p.4 (?) cited in Phillip Clements, *op.cit.*, 1978, Appendix 1.
[17] Phillip Clements, *op.cit.*, 1978, p.3.

impacted upon the economy and growth.

The origin of the name the 'Appian Way,' and the Italian city and resort names given by Hoskins to many of the dwellings upon it, likely originate from a trip he took to Italy before he developed his estate. The properties named by the Hoskins family include *Amalfi* (No. 2 Appian Way), *Capua* (No. 8 Appian Way), *Aventine* (No. 12 Apian Way), *Casa Tasso* (No. 14 Appian Way), *Ostia* (No. 16 Appian Way), *Roma* (No. 18 Appian Way) and *Vernona*, being the subject site. Refer to Figure 151, which shows the estate layout and the original property names.

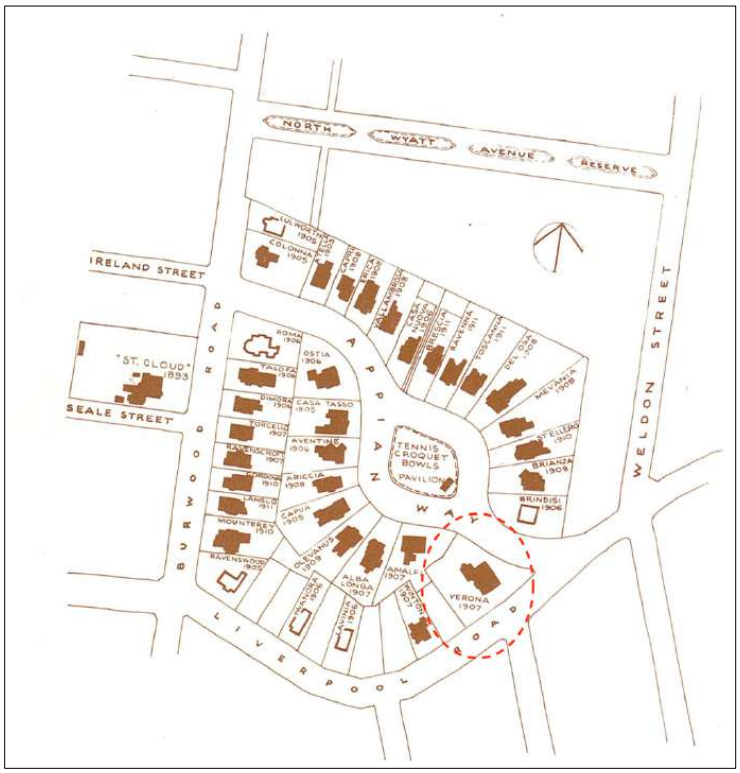

Figure 151: Layout of the Appian Way and the original property names. The subject site is circled.
Fine Houses of Sydney, 1982; annotation by WP Heritage.

In fulfilment of Hoskin's vision for his estate, the original lessees included Bishop Montague Stone-Wigg, Archdeacon Charles Lefroy and Mrs. Mobray Forest, the widow of another major Burwood landowner.

In 1905, Hoskins formed the Hoskins Estate Company Ltd in 1905 to control the affairs of his estate.[18] He would, however, remain the force behind its development. A tennis club was formed in 1909 to manage the tennis courts in the centre of the Appian Way, which had since replaced the croquet and bowling greens. The Appian Way Recreation Club was registered in 1913 to ensure that the club did not become a financial liability to the estate. Hoskins was the major shareholder, with other residents owning the balance of the shares. A new company was formed in 1929 when the Hoskins Estate decided to sell the

[18] Certificate of Title Volume 181 Folio 130. NSW LPI.

recreational area. Residents subscribed to shares, as they continue to do so today, although not all residents are shareholders.

From January 1914, selected residents were permitted to purchase their properties. It would not be until after Hoskin's death, however, that the remaining properties were sold.[19] Hoskins moved from Burwood in 1919 and died in 1926, marking the end of an era on the Estate. Further subdivisions were carried out after Hoskin's death, on the Liverpool Road part of the Estate.

As set out below, the subject dwelling was one of the 36 dwellings built by Hoskins. It remained in the ownership of the Hoskins Estate Pty Ltd until the late 1920s

3.4.3 Verona

The first time that the subject property is listed in *John Sands' Sydney and Suburban Directories* occurs in 1907. This suggests a construction date for the dwelling of c.1906 or the immediately preceding years.

The majority of houses on the Hoskins estate were designed by local builder, William Richards (1854-1944). Richards did not, however, design and build the dwellings fronting Liverpool Road, including the subject dwelling.[20] According to an earlier history, the builder of No.2A Appian may have been 'Butterfield.'[21] WP Heritage have not been able to verify this statement.

When first listed in *Sands' Directory*, the subject site was listed from Liverpool Road and the occupant was surgeon and dentist A.R. Marks. No property name is recorded. The property was valued at £2,300 improved capital value in 1908, considerably higher than other dwellings in the immediate vicinity along Liverpool Road.[22]

A property of this size and prestige relied on staff. The Marks, for example, advertised for a 'competent cook and laundress' in April 1907.[23] Marks continued to be listed at the property until 1909. Noting further is known about him or his family.

The first time that a property name is recorded for the subject site by *Sands' Directories* occurs in 1910, when the property, still listed from Liverpool Road, is identified as *Verona.* The occupant in this year and until 1915 was William A. Anderson. The Andersons also relied on staff, advertising for a cook-laundress and parlour maid in October 1910.[24] The Andersons had a young family; Mrs. Anderson advertised for a 'competent nurse and needlewoman' for two children, 'one 2 ½ years old' and the other an 'infant' in September 1911.[25] A further child was born at *Vernona* in 1914.[26] Nothing further is known about the Andersons.

There is no listing for the subject site in the *Sands' Directory* of 1916. From 1917 until the 1925, the occupant was Herbert R. Elliot. The property is sometimes listed on Appian Way but, more commonly from Liverpool Road. By 1925, it was known as No. 35 Liverpool

[19] Certificate of Title Volume 181 Folio 130. NSW LPI; Phillip Clements, *op.cit.,* 1978.
[20] William Richards, Master Building, 1854-1944. https://acamar.com.au/index1.htm
[21] Richard Clements, *William Richards*. Undated typed document. Copy supplied by the local studies librarian, Burwood Library.
[22] Valuation Book, Municipality of Burwood, East Ward, Triennial Period Commencing January 1st, 1908. Valuation No. 667. Burwood Library.
[23] 'Advertising (Competent Cook and Laundress),' *The Sydney Morning Herald*, 2 April, 19-7, p.3.
[24] 'Advertising (Wanted),' *The Sydney Morning Herald*, 27 October, 1910, p.2.
[25] 'Advertising (Wanted),' *The Sydney Morning Herald*, 5 September, 1911, p.4.
[26] 'Family Notices,' *The Sydney Morning Herald*, 31 January, 1914, p.20.

Road; the property name is no longer being recorded. The Elliots also had/sought a least one staff member, advertising for a housemaid in April 1920.[27]

From 1925, the property was listed as No. 49 Liverpool Road and was occupied by physician and surgeon John H. Blakemore. Advertisements in newspapers show that Blakemore operated his practice from *Verona.*[28]

3.5 Sorata: The Site After the Hoskins Period of Ownership

3.5.1 The Rigbys

The end of Hoskins family ownership came on 17 January, 1929, when *Verona* was transferred to Stella Claudine Sorata Rigby, wife of building contractor, Alfred Leslie Rigby.[29] The property does not appear to have been advertised for sale in newspapers. The site was sold with a covenant; the boundaries have not been altered since this time. Refer to Figures 152 and 153.

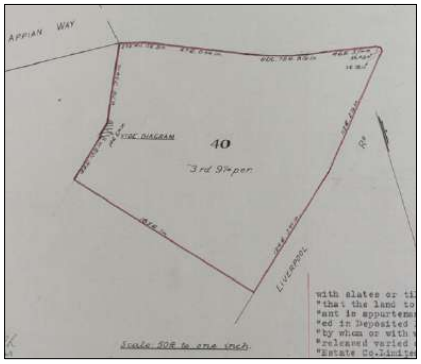

Figure 152:
Rigby's land in 1929.
C.T. Volume 4119 Folio 166. NSW LPI.

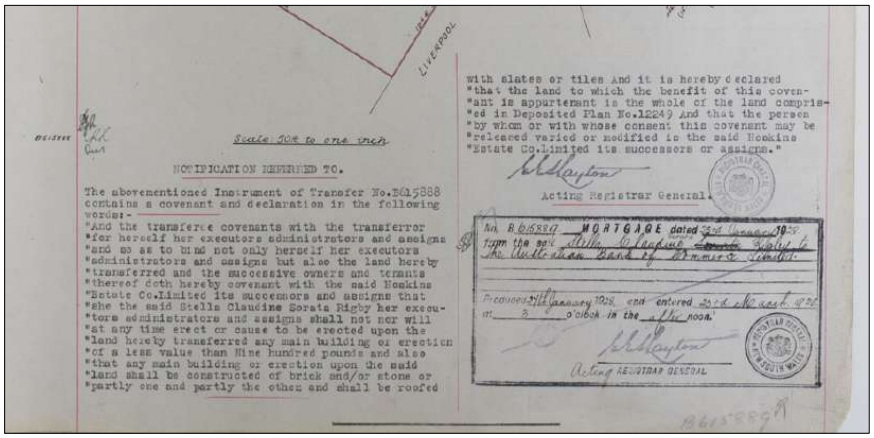

Figure 153: Covenant part of the land title.
C.T. Volume 4119 Folio 166. NSW LPI.

[27] 'Advertising (Wanted),' *The Sydney Morning Herald*, 28 April, 1920,p.18.
[28] 'Advertising (Dr. John H. Blakemore),' *The Daily Telegraph*, 10 November, 1925, p.6.
[29] Transfer cited C.T. 164 Folio 9. NSW LPI.

The Rigby's occupied the site, changing the name to *Sorata*, likely in reference to Mrs. Rigby's name but possibly in reference to Monte Soratte, a mountain ridge in the Metropolitan City of Rome.

By the time that Rigby (Figure 154) purchased the site, he was a well-established Sydney builder, part of the partnership of Kell & Rigby. The partnership had been formed in 1911 and had, for many years, a strong association with the Burwood area. In 1929, the year that Rigby purchased the subject site, the company carried out a record £2,000,000 worth of work.[30] Major buildings constructed by the firm included the Anzac Memorial in Hyde Park, the Grace Building and the APA Building. When Rigby died in 1954, he left an estate valued at £146,383 and a company that would continue until 2012-13. [31] Rigby had a strong sense of community. He was President of the Citizens' Reform Association of Sydney, a Governor of the 29th District of Rotary International and Director of the Sydney Rotary Club. He also served on numerous boards, including the NSW Housing Commission.[32]

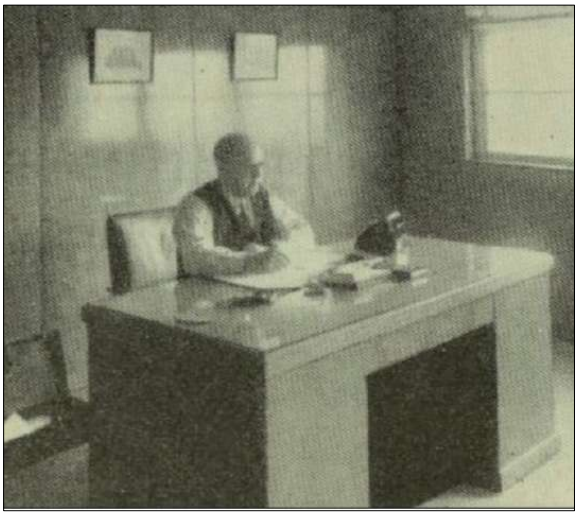

Figure 154:
A.L. Rigby at his desk in 1950.
'Kell & Rigby Ltd Modern Premises, Burwood, Sydney, *Building, Engineering, Lighting,* 24 February, 1950, p.48.

According to an earlier HIS for the site prepared by Tropman and Tropman, Rigby carried out internal alterations to the dwelling, including to the kitchen, bathroom and fireplaces, which were also converted to gas. No primary source for this information is cited. A search of Council's building registers has not located any official approval for this work.[33] If the work was solely internal, then no Council approval would have been required. No physical evidence of any kitchen and bathroom fit outs of this period survives. There are four fireplaces dating from the Interwar period within the dwelling; the internal glazed door panels likely date from this time. As set out further below, Rigby may also have added the lych gate to Appian Way.

The property is obliquely visible in a number of photographs of the 1920s and 1930s. Figure 155 provides a photograph of the Appian Way looking north in 1924. The tower of

[30] 'Kell & Rigby Ltd Modern Premises, Burwood, Sydney, *Building, Engineering, Lighting,* 24 February, 1950, p.48.
[31] 'Builder left £146,383,' *The Sydney Morning Herald*, 23 July, 1954, p.9.
[32] 'Death of Mr. A.I. Rigby,' *Building, Lighting, Engineering*, 24 March, 1954, pp.27-28.
[33] Correspondence with local studies librarian, Burwood Library.

Vernona is visible across the recreation grounds. Figure 156 provides a near contemporary photograph looking south along Liverpool Road. *Verona* is just visible on the RHS of the image. This photograph suggests that there was a high boundary fence, at least on the Liverpool Road side. These photographs provide evidence of the setting of the site at this time.



Figure 155: Looking north along the Appian Way in 1924. The arrow points to the site. The tower of the dwelling is visible above the tree line. Note the timber fences.
Strathfield Library; annotation by WP Heritage.



Figure 156: Liverpool Road, from the Appian Way looking south, September 1929. The arrow point to the site, which has a high fence.
GPO Collection, State Library of NSW; annotation by WP Heritage.

Figure 157 provides an oblique aerial view over the Appian Way from the 1930s. The arrow points to the site. Note the careful shaping of the street trees and what is clearly an entrance into the site from the Liverpool Road/Appian Way corner.

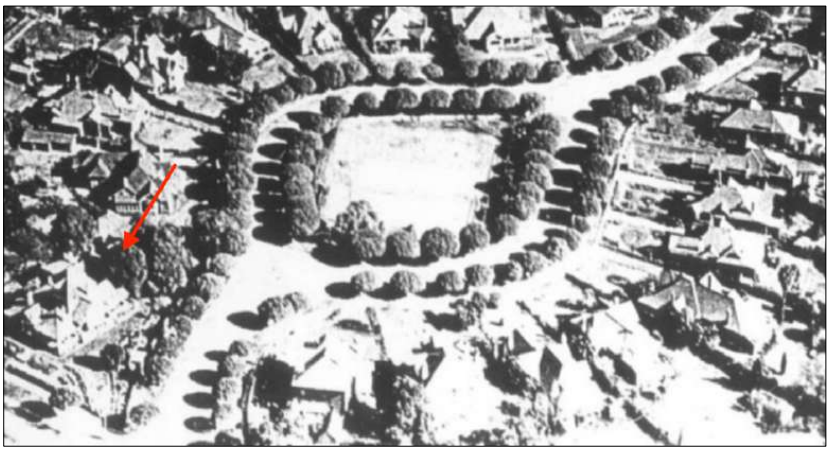

Figure 157: Aerial Photograph over the Appian Way in c.1930s. The site is marked by the arrow. Note what appears to be a corner entrance from the Liverpool Road/Appian Way corner. Whilst the lych gate has always been cited as a Federation period element, it is not clear if it is present at this time or not.
Burwood Library; annotation by WP Heritage.

In 1935, Rigby applied for consent to construct a double garage on the site, being the existing garage on the site. The builders were Kell & Rigby and the estimated construction cost £75. Council records show that it was completed by April. 1935.[34] Robert Irving suggested that this building was not erected new in 1935, but was a converted stable.[35] This is unlikely, given this application, the form of the building, the pattern of original openings and the height of the internal space.

The garage is clearly visible in an aerial photograph taken in 1943. Refer to Figure 158. Note the very simple garden layout revealed by this photograph. This photograph provides further evidence of a corner entrance. There is also a driveway entrance off Appian Way in the current location.

[34] Building Application No. 26/1935. Copy provided by the Local Studies Library, Burwood Local Library.
[35] Robert Irving, John Kinstler and Max Dupain, *Fine Houses of Sydney*, Sydney Methuen Australia Pty Ltd, 1982, pp.91-92.

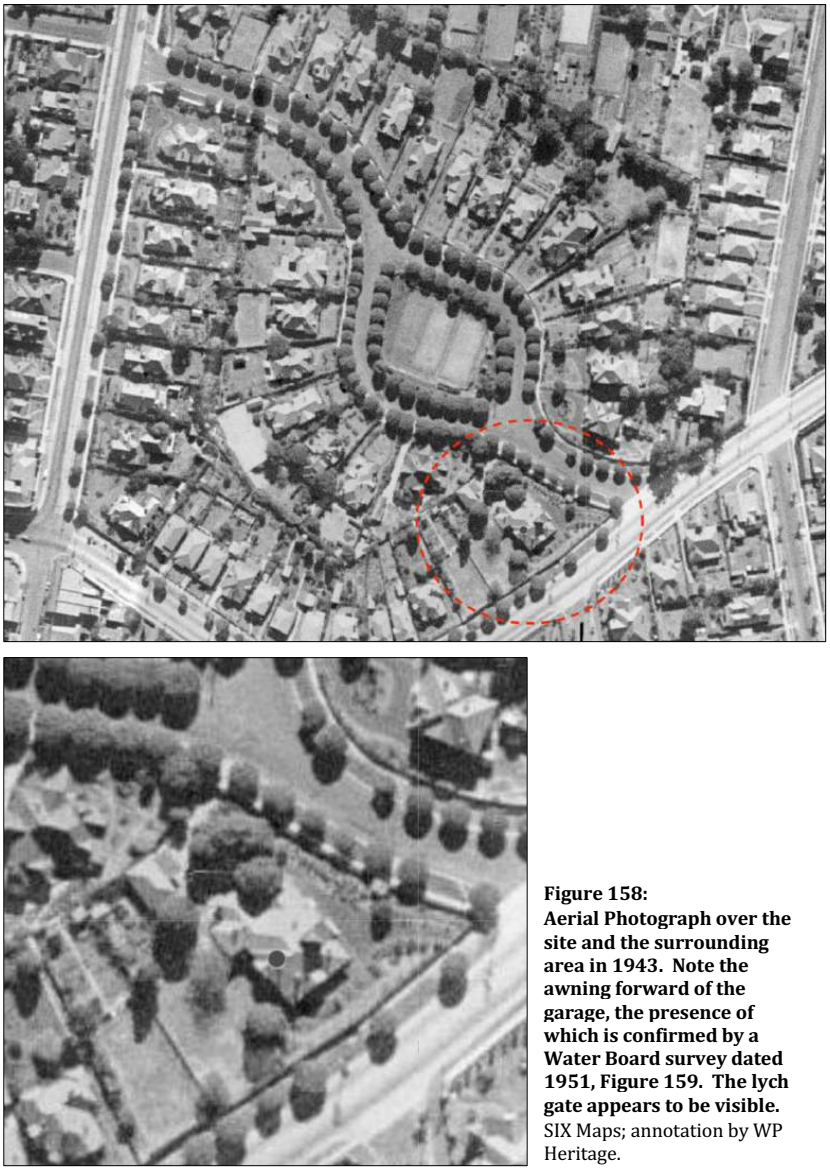

Figure 158:
Aerial Photograph over the site and the surrounding area in 1943. Note the awning forward of the garage, the presence of which is confirmed by a Water Board survey dated 1951, Figure 159. The lych gate appears to be visible.
SIX Maps; annotation by WP Heritage.

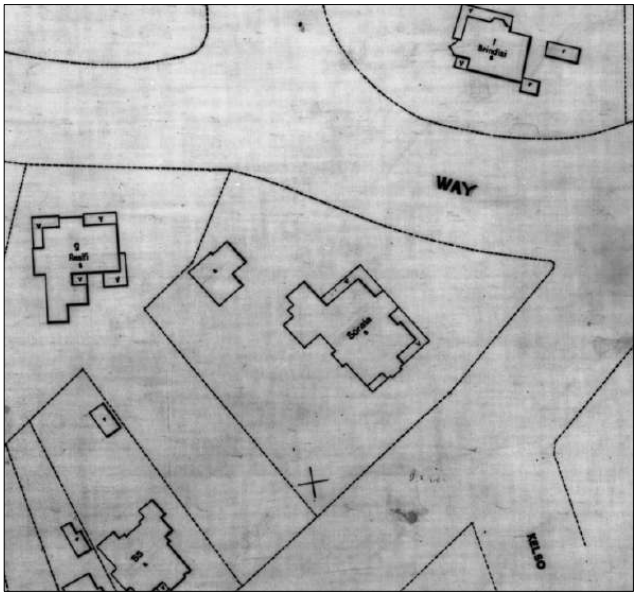

Figure 159: M.W.S. & D.B, Burwood, *Detail Sheet 202*, 1951. Detail only. Water Board Archives.

Figure 160 was taken in 1957. There is a clear pathway across the front lawn from the present-day lychgate and branching pathways along the front of the dwelling. The pathway/driveway from the corner is no longer visible.



Figure 160: Aerial Photograph over the site and the surrounding area in 1955. The path from the lychgate across the front lawn to the front of the dwelling is clear, as are the paths along the front of the dwelling, possibly the existing crazy stone pathways. The path from the corner has been removed.

Portal.spatial.nsw.gov.au.

3.5.2 After the Rigbys

The subject site was transferred to Alexander Carmichael, iron founder, on 30 March, 1950.[36] Carmichael occupied the site, adding a sunroom to the dwelling in 1958 and developing the gardens to the point where they won the Herald garden competition for 13 years straight in the central division.[37] No plans associated with these works were located in Council archives.

The site was featured in the publication *Fine Houses of Sydney* in 1982. The author, Robert Irving, described the dwelling as the 'most expansive and individual of all the Appian Way houses, noting that:

> '…When it was first built, *Verona* was an exemplar of Federation Style. It sat well back from both streets behind long and imposing picket fence in which a lych-gate marked the main entrance…
>
> When the present owner bought the house…about 30 years ago, its garden was laid out in a stiff rather unimaginative way with coarse grass lawns and bland shrubs. Working on rebuilding the garden was started and has continued since. The garden now features a series of soft and undulating lawns, edged with concentrated and terraced beds of annuals and perennials, punctuated by trees of many species and sizes….Some of the original fences have been removed, and this has had the effect of extending the garden into the public space of the street.[38]

This clearly dates many of the garden elements to Carmichael's period and suggests that the earlier garden layout was simpler.

The municipality developed and changed during this period as new migrants were attracted to the area, resulting in a culturally diverse community. Other changes were occurring in the immediately surrounding area. In 1957, No. 16 Appian Way was subdivided and a single storey dwelling erected on the subdivided land. No. 302 Burwood Road was demolished and replaced with a new dwelling. No. 1 Appian Way was demolished in 1966 subdivided and replaced with three new dwelling, one of which has since been demolished and replaced. Several properties were altered during this period, with changes including the replacement of the original high picket fences and the replacement of original roof coverings and timber windows within dwellings.[39]

During the 1980s, interest in the heritage significance of the Appian Way increased. The area was classified by the National Trust of Australia in 1981 (Appian Way Urban Conservation Area). In 1981, the Estate was listed on the Register of the National Estate by the Australian Heritage Commission (The Appian Way Precinct). The Estate was subject to an Interim Conservation Order gazetted under the *NSW Heritage Act 1977* in 1981 No. 182). Council moved to list the area, by means of a Local Environmental Plan soon after.[40] The Conservation Area continues to be listed under Schedule 5 Part 1 of the *Burwood LEP 2012.* More recently, individual properties, including the subject site, have been listed as individual

[36] C.T. Volume 4119 Folio 166. NSW LPI.
[37] Building Application No. 117/58; Undated clipping from the Herald, 198? In *The Hoskins Estate, Burwood*. Provided by the local studies librarian, Burwood Council.
[38] Robert Irving, John Kinstler and Max Dupain, *Fine Houses of Sydney*, Sydney Methuen Australia Pty Ltd, 1982, pp.91-92.
[39] Burwood Municipal Council, *Appian Way Conservation Area Environmental Study*, p.18. Unpublished study prepared by Burwood Council, 1983. Burwood Library.
[40] Appian Way Conservation Area Environmental Study 1983.

heritage items by Schedule 5 Part 1 of the *LEP 2012.*

Irving's 'long and imposing' fence had been completely removed by 1994. The security grills had also been added to the dwelling by this time.[41] Council records indicate that this occurred in the late 1980s.[42]

Figures 161 to 164 illustrate the lych gate and gardens in c.1982.



Figure 161:
The lychgate in c.1982. Note the unequal gates, since removed. It is proposed to reinstate these gates.
Fine Houses of Sydney, 1982.



Figure 162:
The dwelling in its garden setting, c.1982. Note the weather vane to the top of the tower, since removed.
Fine Houses of Sydney, 1982.

[41] Noted in a student assignment prepared by Susan Campbell. Copy provided by the local studies library, Burwood Library.
[42] B161.89. Burwood Council Archives.



Figure 163:
The dwelling in its garden setting, c.1982.
Fine Houses of Sydney, 1982.



Figure 164:
Aerial photograph over the stie in 1986. There is no evidence of the palms that now dominate the front setback.
Portal.spatial.nsw.gov.au.

The site was transferred to D'Arcy Anthony Kelly, registered 6 October, 1982.[43] The site was advertised as part of a deceased estate the following year, where the dwelling was described as having

> '…classical gardens, shady verandahs, witch-hat turret, imposing entrance foyer, grand formal lounge (2 fireplaces), formal dining room, billiard room, 4/5 bedrooms and study plus sunroom. D.L. U garage.'[44]

The site was transferred to Anthony Robert Miller and Janice Lynette Miller, registered 17 July, 1984.[45] The valuation record for around this period show that, by this time, the site was known as No.2A Appian Way.[46]

The site was transferred to May Bechara on 17 February, 1989.[47] The land title was computerised after this time and has not been searched. In 1989, an application was lodged with Council for the provision of a storage area within the existing roof space, with roof windows and glass tile panels for natural light. Unauthorised work had preceded this application, in the form of two dormer windows and new security grills. Council had initially ordered that the works be reversed on the basis of heritage impact but later

[43] C.T. Volume 4119 Folio 166. NSW LPI.
[44] 'Advertising (Burwood Deceased Estate, Sorata…), ' *The Sydney Morning Herald*, 16 February, 1983, p.26.
[45] C.T. Volume 4119 Folio 166. NSW LPI.
[46] Valuation Record for 1982. Copy provided by the Local Studies Library, Burwood Local Library.
[47] C.T. Volume 4119 Folio 166. NSW LPI.

approved the works.[48]

A recent application for the subdivision and additions to the garage for then owner Andrew Hrsto, was refused by the NSW Land and Environment Court on the basis of potential heritage impacts.[49]

4 ASSESSMENT OF SIGNIFICANCE

4.1 Integrity

4.1.1 The Site

The site boundaries have not been altered since the dwelling was constructed in 1906.

There was once a timber fence on the street boundaries, the detail of which is unknown. The existing fencing is recent in date. The two brick pillars at the bottom of the driveway entrance may date from an earlier fencing scheme.

Aerial photographs suggest that the site was once entered from the corner of Liverpool Road and Appian Way, with a diagonal path leading to the front entrance. There is no readily visible physical evidence of this entrance. The lychgate on Appian Way may date from the Federation period or Interwar period; it is clearly in place by 1943. The lychgate is substantially intact, albeit requiring repair; the gates shown in the 1980s photograph have been removed.

Pathways and planting have clearly changed on the site over time. The pathways from the lychgate to the front door and along the front of the dwelling, for example, are not visible in aerial photographs before 1955. Much of the planting dates from the 1980s, including the Bangalow Palms (*Archontophoenix cunninghamiana*), in front of the dwelling.

4.1.2 The Dwelling

Overall, the dwelling demonstrates a moderate- high level of integrity.

The only obvious addition to the footprint of the original dwelling is the sunroom on the western corner.

The following is noted:

- Why the two front verandahs addressing Appian Way have different detailing (timber work and encaustic tile floor pattern) is unknown. It is not clear if this is an original, idiosyncratic, characteristic or the result of later works.
- The dormers and skylights were added in 1989.
- The capping to the slate roofing on the turret is cement tile. The original detail may have been terracotta capping to match the remainder of the roof or lead flashing. The 1990s photograph also shows a weather vane on top of the turret roof (Figure 159).
- The security grills were added in the late 1980s and are intrusive.

[48] B161.89. Burwood Council Archives.
[49] NSWLEC 1483.

- The glazing in some of the window has been replaced, for example, the stained glass in the bathroom windows in the rear wing is modern glass.

Internally:

- The floor boards have been replaced.
- The date of the staircase is unknown and may be part of the 1930s overlay. It is very awkwardly placed. The inclusion of a staircase of this size and detailing would be unusual in this dwelling given that, until the late 1980s (at least according to Council records) the staircase only provided access to the small room at the top of the turret. This room may have originally been accessed in a simpler manner. There is a line in the plasterwork of the walls which may be an earlier cornice line. Refer to Figure 165.

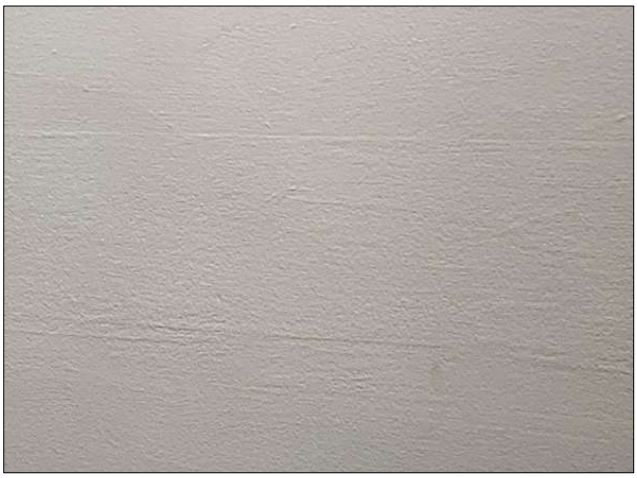

Figure 165: Unevenness in the render suggesting a prior cornice line. The line is clearer on site.

- All but one of the original fireplaces has been replaced, likely in the late early 1930s after Rigby purchased the dwelling. Some of the gas heaters likely date from this period; none are in good condition. A fireplace opening and mantlepiece have been removed within the rear wing. Real estate advertisement for other dwelling on the Appian Way typically show fireplaces with marble mantlepieces, with some secondary fireplaces having timber mantlepieces.
- The room marked '10' in Figure 70 was likely originally a hallway and two small rooms (evidence from the footings beneath).
- Most of the interior doors, likely to have been four panel doors or high waisted panel doors, have been replaced with the extant glazed doors. This likely occurred in the period 1930-1950.
- Some of the glazing may have been replaced. Kosciusko patterned glass, for example, does not appear to have been made in Australia before 1930.
- The early interior tiling noted by Robert Irving in 1982 within the bathroom has been replaced with modern tessellated tiling. The bathroom and kitchen fit outs are c.1990s and later.
- The dwelling has been underpinned and the floor structure replaced.

4.1.3 The Garage

The garage demonstrates mixed integrity. There have been no additions to the building form, with the possible exception of the awning cantilevering from the front elevation. When the existing awning was added is not known; an awning is visible in the 1943 aerial photograph.

The aluminum framed door/window set in the front elevation are later additions. The pattern of openings in the side elevations has not been altered. The pattern of openings in the rear elevation have been altered with the addition of two aluminum framed windows.

Internally, the floor plan is intact. The floors have been tiled and modern utilities added to create a bathroom.

4.2 View Corridors

The principal view corridors towards No.2A Appian Way from the public domain are obtained from directly in front of it on the Appian Way. The most visible element is the lychgate. The dwelling is now largely concealed by vegetation, with only the upper part visible. There are glimpses of the roof and northern side of the dwelling on approach along the Appian Way from the north. The garage is visible from outside of the driveway gates, as is the northern end of the dwelling.

The dwelling would once have been a landmark on approach along Liverpool Road, particularly from the north east. It is now largely screened by vegetation. The tower of the dwelling is visible above the vegetation from the top of Kelso Street, on the opposite side of Liverpool Road.

The principal view corridors out of the dwelling are over the front garden, with secondary views from the side verandahs on the north western and south western sides.

Figure 166 to 174 illustrate views towards the site from the public domain. Views within the site are illustrated by the photographs within the sections above.



Figure 166: View towards the site from the opposite side of the Appian Way.



Figure 167: View towards the site on approach from the north west along the Appian Way. There are only glimpses of the roof the dwelling.



Figure 168: View towards the site on approach from the north west. Part of the roof and side elevation are visible.



Figure 169: The site from the far side of the reserve in the centre of the Appian Way. The north eastern elevation is just visible above the fencing and trees.



Figure 170:
The tower of the dwelling is visible from the corner of the Appian Way and Liverpool Road across the central island.



Figure 171:
View into the site on approach along Liverpool Road from the south west at an acute angle.



Figure 172:
View into the site on approach along Liverpool Road from the south west at a wide angle.



Figure 173:
View into the site from the opposite side of Liverpool Road/Kelso Street. The tower and projecting bay are visible.



Figure 174:
View towards the site on approach along Liverpool Road from the north east. Vegetation largely conceals the dwelling.

4.3 Comparative Analysis

A detailed comparative analysis is not provided given that the dwellings built on the Appian Way during the period of Hoskin's ownership are widely considered to be fine examples of the Federation Style and, collectively, a rare example of a planned estate of this date. Each of the dwellings is individual, with varying degrees of design complexity. With its multiple gables, verandahs and pyramidal roofed tower, No.2A Appian Way is arguably the most idiosyncratic of the dwellings on Hopkin's Estate. It also stands on the largest lot.

4.4 Assessment of Significance

The following table assesses the significance of No. 2A Appian Way against the criteria of Heritage NSW, taking into consideration the assessment provided by the State Heritage Inventory sheet for the Appian Way Precinct, being the group listings for dwellings on the Appian Way that the site forms part of.

Note: A more detailed assessment can be found in the Heritage Assessment prepared by Burwood Council's Heritage officer to support the heritage listing of the individual dwellings

on the Hoskins Estate.[69] Remarks from this assessment are included in the WPH Comments column.

Criteria	Assessment provided by the SHI Listing Sheet[70]	WPH Comments/Role of No.2A Appian Way in this Group
Criterion (a) Historical 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.	Council's detailed heritage assessment to support the individual listing assigns significance to the subject site under this criterion.[71] WP Heritage agree with regard to the group and the subject site. No.2A Appian Way is a key property within the Appian Way Precinct because it is located at the high point of the estate and at its entrance off Liverpool Road. It is located on a larger than average lot for the estate and is arguably the most architectural complex and idiosyncratic dwelling on the Estate.
Criterion (b) Historical Association	It is associated with George Hoskins who was instrumental in developing the steel industry in New South Wales.	Council's detailed heritage assessment to support the individual listing does not assign significance to the subject site under this criterion.[72]

[69] Burwood Council, Federation Dwelling within the Appian Way, Heritage Assessment' in *Council Report Agenda for the Ordinary Meeting, 22 November, 1922*, Item 113/22, Attachment 2.
[70] *Appian Way Precinct*, Nos 1-25 & 2A-18 Appian Way, Nos 302-318 Burwood Road and Nos 70-78 Liverpool Road, Burwood. State Heritage Inventory, Heritage Item ID: 1250265.
[71] Burwood Council, Federation Dwelling within the Appian Way, Heritage Assessment' in *Council Report Agenda for the Ordinary Meeting, 22 November, 1922*, Item 113/22, Attachment 2.
[72] Burwood Council, Federation Dwelling within the Appian Way, Heritage Assessment' in *Council Report Agenda for the Ordinary Meeting, 22 November, 1922*, Item 113/22, Attachment 2.

Criteria	Assessment provided by the SHI Listing Sheet[70]	WPH Comments/Role of No.2A Appian Way in this Group
		WP Heritage agree with regard to the group and the subject site. Although owned and occupied by Alfred Rigby, of Kell & Rigby, one of Sydney's largest and most successful building contractors during the twentieth century, the threshold for listing on this basis of this association is unlikely to be meet as the heritage items most strongly associated with Rigby are ones built by Kell & Rigby during his lifetime and which show his abilities as a builder. The elements he added to the site (the alterations to the dwelling and garage) do not showcase his abilities as a builder and, in some instances, mask significance as a Federation period dwelling.
Criterion (c) Aesthetic significance	The area is a rare Federation Queen Anne (sometimes referred to as Edwardian Bungalow) precinct of architectural and constructional excellence. It represents an almost intact, complete Federation streetscape (though not strictly in Federation style) and is a unique part of the development of Sydney with exceptionally generous landscaped settings of high quality. The ideas that influenced Richards' design of Hoskins Estate Houses were those of the Federation Queen Anne Style popular from the early 1890's to the start of World War One. The essential character of the houses of the estate are related to intersecting gabled roofs, verandahs integrated with the house under the same roofline and turned timber verandah posts. Generally, the houses are of complex, asymmetrical form, being dominated by extensive verandahs and prominent, irregular rooflines. The verandahs often have a corner emphasis and	Council's detailed heritage assessment to support the individual listing assigns significance to the subject site under this criterion.[73] WP Heritage agree with regard to the group and the subject site. As noted above, No.2A Appian Way is a landmark building within the group because of its size, location within the Hoskins Estate and the complexities in its design. This contribution is not currently fully realised because of the condition of the dwelling and its overgrown garden.

[73] Burwood Council, Federation Dwelling within the Appian Way, Heritage Assessment' in *Council Report Agenda for the Ordinary Meeting, 22 November, 1922*, Item 113/22, Attachment 2.

Criteria	Assessment provided by the SHI Listing Sheet[70]	WPH Comments/Role of No.2A Appian Way in this Group
	as the houses are placed on wide allotments, they tend to feature carefully designed and executed side elevations as well as street facades. The trees and shrubs used in the gardens have changed over the years, but original planting were probably a combination of Australian natives and exotic species. The recreation area was essentially mown and rolled grass courts, but some shrubs were planted around the pavilion. The pavilion itself is of timber and iron roof construction and includes dressing rooms and an open verandah with a bench for participants and spectators to rest or shelter.	
Criterion (d) Social significance	It was the product of the vision and desire of George Hoskins to create an ideal suburban environment. The Conservation Area is rare because of its unique form, which is centered on a social ideal celebrated in the form of the central recreational area and facility. The estate and its houses provide an insight into both the period of its development and the people who lived in it. The streetscape was designed 'to suggest and imply leisure contemplativeness and happy tranquility', a character of informal village greens, commons and playgrounds. In the 19th century, leased accommodation was usually at the low end of the market with small houses or terraces. Leasing houses on the Appian Way was unusual, as the houses were large in size and number. Hoskins also, unusually, maintained a continuous involvement in the estate. A recreation reserve was created in the middle of the Appian Way, with subdivision. It was originally a croquet green, lawn bowling green and lawn tennis court, to provide opportunities for recreation of all ages. In 1909 the area became 3 tennis courts. A registered company was formed in 1913- the Appian Way Recreation Club Limited- with	WP Heritage agree re the group. The brief for this report did not include ascertaining how No.2A Appian Way is viewed by local residents and others. Council's heritage assessment notes that no individual dwelling within the group meets the threshold for listing under this criterion.[74]

[74] Burwood Council, Federation Dwelling within the Appian Way, Heritage Assessment' in *Council Report Agenda for the Ordinary Meeting, 22 November, 1922*, Item 113/22, Attachment 2.

Criteria	Assessment provided by the SHI Listing Sheet[70]	WPH Comments/Role of No.2A Appian Way in this Group
	the shares subscribed for by residents of the estate with George Hoskins, a resident, the major shareholder and controller. The Recreation Club leased the area to the Appian Way Tennis Club. In 1929, the Hoskins' Estate Company decided to sell the recreation area. However, a local resident formed a new company and residents subscribed to shares, although today not all shareholders are residents.	
Criterion (e) Research significance	The area comprises a very unusual and discrete form of garden suburb incorporating the ideas of the builder and owner, in particular the idea of leasing the houses to maintain control over the area. It is rare because no two allotments are same shape or size, with complex free standing designs quite different from the average urban street.	As set out above, No.2A Appian Way is an important property within the overall group, however, Burwood Council's Heritage Assessment for the group listing considers that no individual dwelling within the group meets the threshold for listing under this criterion.[75] An archaeological assessment is not part of the brief for this SoHI.
Criterion (f) Rare assessment	Appian Way is a rare example of its type that remains as possibly the finest Federation housing precinct in Sydney.	Council's heritage assessment assigns significance to the subject site under this criterion.[76] WP Heritage agree regarding the group and, to a lesser extent to the site, noting that there are many fine examples of the Federation Style of equal complexity across Sydney. It is the layout, history and quality of the group overall that is of primary significance.
Criterion (g) Representative assessment	It is a representative of an innovative approach to residential development that contains outstanding examples of Edwardian and Federation architecture in a garden setting.	Agreed. Council's heritage assessment assigns significance to the subject site under this criterion.[77]

Table 2: Assessment of Significance.

[75] Burwood Council, Federation Dwelling within the Appian Way, Heritage Assessment' in *Council Report Agenda for the Ordinary Meeting, 22 November, 1922*, Item 113/22, Attachment 2.
[76] *Ibid.*
[77] *Ibid.*

4.5 Statements of Significance

4.5.1 For the Group Listing and the Conservation Area

The statement of significance for the group of dwellings listed by Schedule 5 Part 1 of the *LEP 2012* provided by the Council Heritage Assessment that supported this listing is as follows:

> '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.'[79]

This is also the statement provided by the SHI listing sheet and is adopted for the purposes of this assessment.

There is no readily available separate listing for the Appian Way Conservation Area.

4.5.2 For the Site

Council's Heritage Assessment of No 2A Appian Way concludes:

> '2A Appian Way Burwood is a landmark Federation Queen Anne style dwelling located at the eastern entrance to The Appian Way. It is the most decorative dwelling within the street and features a second storey turret tower, attic space and lych gate. The dwelling is sited on the largest allotment within the Hoskins Estate. This large allotment is important in understanding the grandeur associated with this dwelling and is important in demonstrating its heritage significance.'[80]

[79] Burwood Council, Federation Dwelling within the Appian Way, Heritage Assessment' in *Council Report Agenda for the Ordinary Meeting, 22 November, 1922*, Item 113/22, Attachment 2.
[80] *Ibid*.

WP Heritage have prepared the following statement of significance:

Built in c.1906, No. 2A Appian Way, Burwood, NSW, known first as *Verona* and later as *Sorata*, has historic and aesthetic significance as a landmark dwelling within George Hoskins' garden estate. The estate, as a whole, is a rare, fine and largely intact early twentieth century example of this suburban ideal. No.2A Appian Way is located on the largest lot within the estate and occupies its highest point. With its pyramidal roofed tower and idiosyncratic timber detailing it is the most decorative of the dwellings on the Estate. The lychgate on Appian Way is an important, likely Interwar period, streetscape element.

4.6 Heritage Items in the Vicinity of the Site

There is no statutory definition for 'in the vicinity' regarding heritage. For the following, 'in the vicinity' considers physical proximity, existing and potential view corridors and the nature of the proposed works.

For the following, refer to Figure 175, a detail from the NSW Planning Portal identifying heritage items and conservation areas in the vicinity of the site. In this plan, the site is outlined in yellow. Heritage items listed by the State Heritage Register under the *Heritage Act 1977* are hatched in blue. Heritage items listed by Schedule 5 Part 1 of the *LEP 2012* are coloured brown and numbered. Conservation Areas defined by Schedule 5 Part 2 of the *LEP 2012* are hatched in red and numbered.

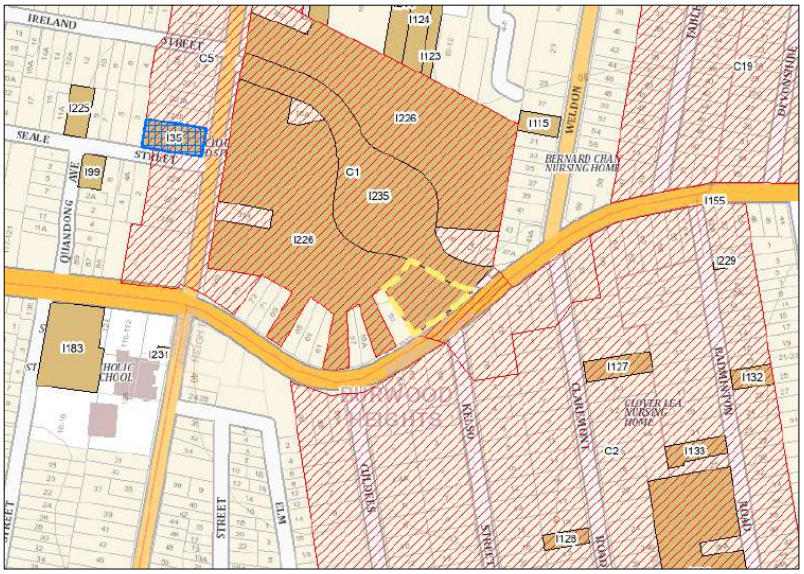

Figure 175: Plan identifying heritage items and conservation areas in the vicinity of the site.
NSW Planning Portal.

There are no heritage items listed by the State Heritage Register under the *NSW Heritage Act 1977* within the vicinity of the site. The closest item listed on this register, being *St. Cloud and Site*, No. 223 Burwood Road (I35), is sufficiently removed from the site for works of the proposed nature to have no impact upon it.

Table 3 below identifies heritage items listed by Schedule 5 Part 1 of the *LEP 2012* and conservation areas listed by Schedule 5 Part 2 of the *LEP 2012*.

Item/Conservation Area	Reasons for Listing under NSW Heritage Criteria (SHI listing sheets)	Relationship to Site	Image
Federation houses 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)	See Table 2 above	The subject site forms part of this group. It is noted that of this group, No.2 Appian Way to the north west is the only property with a common boundary with the site. The site forms part of the immediate setting of this item and is visible in view corridors to/from it, noting that the dwelling at No.2 Appian Way was not built to have significant view corridors over the site. Although further removed, the site also forms part of the general setting of other dwellings within this group, noting that No. 55 Liverpool Road to the west is separated from the site by No. 53 Liverpool Road and the properties directly opposite the site on the other side of Appian Way are not included in the group listing.	Refer to Figures 4-6 above for photographs of No. 2 Appian Way from the street and from within the subject site. The photographs in Section 4.2 above show typical views towards the site from within the Appian Way, including from outside of some of the properties identified above.
Central Reserve Appian Way, and Appian Way—including the Club House, trees, picket fence, safety fence and AWRC Gate, Burwood (I235)	There is no readily available listing sheet for this item. This item is likely to have significance under the same criteria as the dwellings listed under I226 because it is an integral part of the Hoskins Estate.	This item lies to the north east and north of the item. The site forms part of its immediate setting and vice versa.	Refer to Figure 169.
Badminton Road to Culdees Road Heritage Conservation Area (C2)	The SHI listing sheet provides the following statement of	The closest properties part of this Conservation Area to the site are Nos 80, 82 and 84 Liverpool Road, which lie south west of the site on the	Refer to Figures 13 to 15.

Item/Conservation Area	Reasons for Listing under NSW Heritage Criteria (SHI listing sheets)	Relationship to Site	Image
	significance for this area: This Precinct is of local significance for its retention of a wide range of well-designed houses set within mature gardens.[81]	opposite side of Liverpool Road.	

Table 3: Heritage Items and Conservation Areas in the vicinity of the site.

5 HERITAGE IMPACT ASSESSMENT

5.1 Scope of Works

For the following, refer to the plans prepared by Christopher Jordan Architecture and Design (architectural plans) and A Total Concept Landscape Architects and Swimming Pool Designers (landscape plans).

5.1.1 Site Works

The following site works are proposed:

- Remove the existing fencing along the Appian Way and Liverpool Road boundaries.
- Construct a new timber picket fence on a face brick base along the Appian Way boundary and repair the existing lychgate. Install new sliding gates in the location of the existing driveway gates.
- Construct a two tone face brick wall along the Liverpool Road boundary.
- Construct a new garage, cabana and gym to the rear of the dwelling. The garage will lie beneath a new, partially covered, terrace. The cabana and gym will have face brick walls and hipped roofs clad in tile to match the existing. The terrace will have a metal palisade railing.
- Construct a new inground swimming pool within the rear yard. The pool will have glazed fencing.
- Remove selected trees and carry out new landscaping as detailed by the accompanying landscape plan. Note: the retention of the existing stone flagged pathways.

[81] *Badminton Road to Culdees Road Residential Precinct,* Croydon. State Heritage Inventory, Heritage Item ID: 1250268.

5.1.2 Dwelling

The following works are proposed to the existing dwelling:

- Carry out conservation/repair works as specified by the architect.
- Remove part of the rear wing.
- Remove internal walls/create new openings as marked at ground and first floor levels.
- Infill existing openings as marked at ground floor level.
- Remove the staircase.
- Remove selected mantlepieces and replace with mantlepieces that are characteristic of the Federation period. Note: the one surviving original Federation period mantlepiece is retained.
- Construct new interior walls within the ground and first floor within the retained dwelling as marked.
- Construct a new staircase in a new location.
- Install a lift.
- Install two new skylights in the rear roof plane. The skylights will be flush mounted.
- Construct a new addition to the rear, partially within the location of the removed section of the rear wing. The rear wing will be single storey with lower level garage and accommodation area comprising a bedroom, rumpus room, media room, hall, storage and bathroom. The walls will be constructed of brick with a split stone cladding base. The principal new roofs will be hipped and clad in tile to match the existing. The secondary roofs will be skillion roofs clad in corrugated metal sheet. Doors and windows will be timber framed.

5.1.3 Garage

The following works are proposed to the existing garage:

- Carry out conservation/restoration works as specified by the architect.
- Install new timber posts to the existing awning.
- Remove the existing aluminum windows/doors in the front elevation to return the garage to its original function and install a new garage door.
- Construct a single storey, hipped roofed, addition to the rear of the building. The walls will be constructed of face brick with timber framed doors and windows. The roof will be hipped and clad in tile the match the existing.

5.2 Method of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the planning documents that accompany this application.

The proposal is assessed under the objectives and controls for new works to and in the vicinity of heritage items and conservation areas set out in Section 4.7 Heritage in Residential Precincts of the *Burwood Development Control Plan* (*DCP*).

This assessment is made with an understanding of the:

- Relevant objectives of the *Burwood LEP 2012*;
- The requirements for Statements of Heritage Impact provided by the Heritage NSW publication *Guidelines for preparing statements of heritage impact* (2023 update).

6 EFFECT OF WORK

The proposal is assessed under the provisions of Section 4.7 of the *DCP* before conclusions are drawn by assessing the proposal under the objectives in this section.

6.1 Heritage Controls: Provisions

6.1.1 General

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.*

This Statement of Significance fulfils the requirement for the provision of a HIS, now called a SoHI.

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*.

Not applicable to this proposal. Whilst removal of existing fabric is proposed, as assessed below, substantial demolition is not proposed.

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.*

The assessment of impacts on nearby heritage properties is provided by this statement.

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.*

Not applicable to this proposal, which is for alterations and additions and does not constitute major redevelopment of a heritage property.

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.*

Not applicable this proposal.

6.1.2 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 interpretation.

The proposal responds to the scale of the site and the existing dwelling in the following ways:

- The proposal utilises the topography of the site to provide for a lower ground floor level behind the retained dwelling.
- The additions to the dwelling are single storey in scale (with a lower ground floor level) and set well below the ridge line of the principal building form.
- The addition to the dwelling is modest in footprint when compared to the retained dwelling.
- The cabana/gym are modest single storey structures that are well removed from the rear of the dwelling. The roof forms connecting the dwelling and cabana/gym are set below the gutter line of the principal dwelling.

Given the above, the proposed works are of an appropriate scale and will not overwhelm the existing dwelling. They will be completely concealed in significant view corridors towards the dwelling when standing directly in front of it on the Appian Way and will be almost completely concealed in view corridors on approach in either direction. There may be glimpses of the upper walls and roof of the addition on approach along the Appian Way from the north. It will not, however, be prominent. The proposed roof form and finishes are consistent with the area.

The proposed addition to the garage is larger in scale relative to the existing building than the proposed addition to the dwelling relative to the existing dwelling. The impact is acceptable because the addition lies to the rear of the existing building; is set in from the sides and below the ridge height. No part of the addition will be visible from in front of the existing building. The original form of the building will remain clearly identifiable. The addition will not alter the existing relationships between the existing dwelling and the existing garage. The former will clearly remain the dominant building on the site.

The proposed materials and detailing complements the character of the existing dwelling without copying its complexity, as is appropriate for new works to a heritage item. For example:

- The use of split stone cladding for the wall of the lower ground floor level and face brick for the upper level.
- The principal new roof forms are hipped and of a pitch that complements the dwelling and will be clad in tile to match the existing.
- Doors and windows are vertically proportioned and will be timber framed.
- An appropriate solid to void ratio is proposed for the elevations on the same plane as the existing dwelling that are visible from the public domain.
- The proposed new balustrade to the terrace will be a simply detailed metal framed palisade that will be subservient to the timber detailing of the original dwelling. A

timber balustrade in this location would be too dominant. This balustrade will be concealed from the public domain by fencing/gates, vegetation and its location on the site.

The setbacks to the Appian Way, Liverpool Road and the adjoining heritage item to the north west are retained.

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.*

No.2A Appian Way is part of a group listing and located within a Conservation Area. As set out above, the proposed new works are set below the existing ridge heights of dwelling and garage maintaining the presentation of the buildings to the street. There will be no change in building alignment or orientation to the street. The hipped roof forms complement the existing buildings and those part of the same heritage group. As befitting later additions, the proposed new roof forms are simpler and do not seek to replicate the more complex forms of the dwelling. The architectural character of the proposed works complements the existing dwelling and garage without replicating the complexity of the detailing, allowing their original forms to remain clearly identifiable and the dominant elements.

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 proposed additions to the dwelling and garage will not dominant the character of the existing buildings for the reasons given above, which include:

- The additions are located to the rear of both buildings.
- The additions are located below the ridge heights of the dwelling/garage and demonstrate simple and appropriate roof forms.
- The addition to the dwelling is smaller in footprint than the retained dwelling. The addition to the garage is larger but will not dominate the existing form because it is set in from the sides and will be concealed when standing directly in front of the building.
- Appropriate forms, materials and finishes are proposed.

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.*

The architect has prepared a Schedule of Conservation Works. In addition to repairing timber work/ceilings, it is proposed to remove the staircase, door panels and fireplaces part of the 1930s refurbishment. Whilst these elements have some age, they are an intrusive overlay onto the Federation period dwelling. It is the Federation period that is of primary significance on the Appian Way. Although none of the gas heaters are in particularly good condition, they could be offered to the Powerhouse Museum as c.1930s examples of domestic heating.

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 major new architectural elements are proposed. As set out above and below the detailing complements the detailing of the original dwelling but is simpler in character as befitting new works.

6.1.3 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.*

The principal roof form of the dwelling is maintained. The proposed addition is located to the rear and the roof 'married' into the existing rear roof form. It will lie well below the dominant ridge line of the existing dwelling.

The roof of the garage is retained. The proposed new roof is set into the rear of the existing roof and below ridge height.

The roof of the cabana/gym lie below the ridge height of the lowest hipped roof of the dwelling, as do the secondary roofs that connect them to the principal dwelling.

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.*

The proposed roofs match the pitch of the rear hipped roofs of the dwelling and garage. They will not dominate the far more complex hipped and gabled roof forms of the principal dwelling.

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.*

Not applicable to this proposal.

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.*

No such elements are proposed.

P15 *Original roof materials such as slate and Marseille terracotta tiles and key roof features such as chimneys should be retained or reinstated.*

The roof tiles will be replaced like for like. The chimneys will be retained and restored.

6.1.4 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*;

Generally, terracotta tiled houses of the Federation and early Inter-War period will be required to replace the roof with unglazed terracotta tiles in a Marseille profile and natural "terracotta" colour….; and

P17 *Replacement roofing shall be based on evidence of the period, style, traditional form and materials of the existing building.*

P18 *Roof details, such as finials and ridge capping, are to be maintained where possible, or replaced with matching elements.*

The roof tiles are in poor condition and are of varying dates and makers. Extensive water damage has occurred to some ceilings. The tiles will be replaced like for like.

6.1.5 Attic Style and First Floor Additions

P19-P21

There is an existing attic level. Minor changes are proposed to the footprint at this level. None of these changes will impact upon a significant space or ceiling nor be read externally.

6.1.6 Floor to Ceiling Height

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.*

The proposal complies with this control.

6.1.7 Dormer Windows

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.*

The existing dormer windows were added to the dwelling in the late 1980s. Minor modifications are proposed to these dormers to improve their proportions. They will be no more visible from the public domain than the existing dormers.

P24 *Flush 'Velux-style' roof windows are often a more sympathetic alternative to a dormer window*

The proposed skylights in the rear roof plane are small and will be flush mounted. They will not be visible from the public domain.

6.1.8 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 only works proposed to front elevation of the dwelling is the removal of the intrusive security screens and restoration works (see schedule prepared by the architect). These works will have a positive impact.

P26 *Original windows and doors must be retained or reinstated.*

All of the original doors and windows in the street elevations are retained and will be repaired.

P27 *New windows and doors, especially where visible from the street, must match the proportions, style and materials of existing window and door features that correspond to the architectural style of the dwelling house.*

No new doors and windows are proposed within the Appian Way elevation.

No new doors and windows are proposed within the Liverpool Road elevation of the principal building form of the dwelling. New doors are proposed in the south eastern elevation of the rear wing, addressing Liverpool Road. The impact is acceptable because this is a secondary elevation of a rear wing that is well setback from Liverpool Road. The new doors are vertically proportioned and will be timber framed. They will be largely concealed by the high wall proposed along the boundary.

P28 *The external wall finishes and treatments of the heritage property must match the architectural style of the dwelling house.*

The proposed wall finishes- split stone cladding and face brick- complement the architectural style of the dwelling.

P29 *Cement render of existing face brick walls is not permitted.*

No such work is proposed.

P30 *Exterior fixtures, such as roller shutters, security bars, aluminum 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.*

No such elements are proposed.

The removal of the security screens from the verandahs and the window/doors will have a positive impact.

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.*

The proposed landscape works will improve the setting of the dwelling within the site and its contribution to the public domain. A large number of the existing trees are retained. The trees to be removed are generally later on the plantings on the site, self -seeded planting and/or are in poor/dead condition. Their removal will open up vistas that have long been blocked whilst still maintaining a mature garden setting that will be supplemented by new planting.

6.1.9 Verandahs

P32 *The enclosure of original open verandahs is not permitted.*

It is not proposed to enclose any of the verandahs. Removal of the security grills will have a positive impact.

P33 *The reinstatement of verandahs, whether simple or elaborate in decoration, must match the architectural style of the dwelling house.*

Not applicable to this proposal.

6.1.10 Landscaping

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.*

There will be no new hard landscaping within the front setback. Large areas of soft landscaping are retained and improved.

6.1.11 Views and Vistas

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.*

The lot boundaries are retained. No new work, other than new fences and landscaping, is proposed within the Appian Way and Liverpool Road setbacks. As set out elsewhere within this statement, the new fence and landscaping will have a positive impact on the setting of the dwelling and outbuilding. The proposed additions are located to the rear of the existing buildings and will be concealed in significant view corridors towards the site. The proposed works do not involve the removal of any significant landscape elements. The one significant built landscape element, the lych gate, is retained and restored. Most of the trees to be removed are in poor/dead condition, are self- seeded and/or inappropriately block view corridors. The item will still be read as a substantial Federation period dwelling, with later outbuilding, within a garden setting.

6.1.12 Terrace Building

P36

Not applicable to this proposal.

6.1.13 New Development

P37-P39

Not applicable to this proposal, which is for alterations and additions.

6.1.14Development in the Vicinity of a Heritage Item

P40 New development, or alterations and additions to existing development, that is located in the vicinity of a heritage property, must be designed and sited to:

- Have regard for, and be compatible with, the significance of the heritage property

- Reflect the bulk, scale, height and proportion of the heritage property

- Respect the front garden setting, any established setbacks, and views and vistas of the heritage property

- Be recessive in character and not dominate the heritage property

- Interpret the materials and architectural detailing of the heritage property

- Respond to the building alignment of the heritage property.

The site lies in the vicinity of several heritage properties. The proposed works will have a minimal and acceptable impact on these heritage items for the following reasons:

- The key building alignments are retained and are appropriate to the setting of nearby heritage items.
- Setbacks relating to nearby heritage items are appropriate in the following ways:
    - The front setback is retained and improved through the construction of a timber fence along the Appian way site boundary that is appropriate to the site and nearby heritage items and through new landscaping.
    - The setback to Liverpool Road is retained. A high new brick wall is not an unexpected element on an arterial road. The wall has been designed with pillars and two tone face brickwork to complement the dwelling. It will not block significant view corridors to/from nearby heritage items.
    - The setback to the north western boundary, which adjoins the heritage item at No. 2 Appian Way, is retained, noting that the garage is located on this boundary. See further discussion below. The existing hedge along this boundary is retained.
    - The proposed additions extend closer to the rear boundary than the existing dwelling and garage. The immediately adjoining property, No. 53 Liverpool Road, is not listed as a heritage item. Continuing west, No. 55 Liverpool Road is listed as heritage item, part of the same group as the subject site. The distance of separation, the intervening building and existing planting will screen the proposed works from the setting of this item.
- The proposed works will have a minimal and acceptable impact on the heritage item that adjoins the site to the north west (No. 2 Appian Way). As noted above, the garage of the subject property already lies on its common boundary with this item; the proposed additions to this building are single storey and set in from the boundary.

  There are no heritage significant views out of the dwelling at No. 2A Appian Way across the subject site. The likely view from the rear dormer window of this dwelling is not considered to be significant because this dormer is not an original element, but a later addition.

  The proposed rear addition to the subject dwelling is sufficiently removed from this item and is not of a massing, scale or architectural character that will overwhelm this

heritage item. The addition is single storey, set well below the dominant ridge height of the existing dwelling and uses appropriate finishes.

- The proposed works are not of a bulk and scale that will impact on the setting of other nearby heritage items or block view corridors to/from them. The proposed works are located to the rear of the existing buildings and will be concealed from the public domain and items that are further removed that No.2 Appian Way, with the exception of limited slot views. They are compatible with the massing and scale of the existing buildings on the site and the size of the site, which is larger than for other Appian Way properties, for the reasons given above.
- As set out above, the proposed works respond to the character of the existing dwelling on the site and will be subservient to it. The form (hipped roof), finishes (face brick and tile) and detailing (timber) also complement nearby items. As a result, No. 2A Appian Way will continue to read within the setting of nearby heritage items as a landmark Federation period and style dwelling within the Appian Way group.

P40A *Any development having three storeys or more which is contiguous to a heritage property will be expected to observe a 5m minimum setback from the heritage property's boundary (and 4m minimum setback for any below-ground excavation/basement).*

Not applicable to this proposal.

P40B *Any development located on a site contiguous with a heritage property, shall have regard to the following:*

- The front setback area of the development is to maintain an open setting for the heritage item such as by way of a lower front fence height, sensitive location of the pedestrian access path/entrance, and landscaping. The "privatisation" of the front setback – characterised by courtyards, fences dividing private open space, multiple entries, and high walls – should be avoided. Structures (e.g. bin enclosures, covered letterboxes, fire stairs) should be avoided in the front setback.

- The location of driveways in close proximity to the heritage item's boundary is to

be avoided. Driveways have the potential to adversely impact the amenity of the heritage property, its setting, cause excavation impacts, and reduce landscaping of the new development.

- The location of multiple courtyards or private open spaces along the boundary of the heritage item is to be avoided. This densification of use has the potential to impact the amenity of the heritage property's residents/occupants.

The contiguous heritage item is No. 2 Appian Way. The following is noted:

The front setback (to Appian Way) is retained as an open setting, including the existing pedestrian entry point and a new fence, appropriate to the heritage listed group and conservation area constructed. Views are improved by the removal of self-seeded, dead and overgrown vegetation.

The existing driveway is of long standing and is retained. The extension of this driveway will not impact on the structural stability of No. 2 Appian Way or impact upon its setting. The existing garden along the common boundary with No. 2 Appian Way is retained.

There are no courtyards located immediate adjacent to the boundary with No.2 Appian Way.

6.1.15 Subdivision

P41-48

Not applicable to this proposal, which does not involve subdivision.

6.1.16 Paint and Colour Schemes

P47 *Painting over unpainted features such as external stonework and face brickwork of a heritage property is not permitted.*

No such work is proposed.

P48 *New paint and heritage colour schemes must reflect the most significant design period of the heritage property.*

The proposed colour scheme has been informed by typical colour schemes of the Appian Road Conservation Area and is appropriate for a Federation period of the dwelling, which is the most important design period.

6.1.17 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.*

The garage was built in the 1930s and was later converted for accommodation. It is proposed to return it to use as a garage with an attached secondary dwelling.

It is proposed to construct a new garage to the rear of the existing dwelling, beneath a proposed new terrace. The impact is acceptable because the garage is well recessed into site, behind the service wing and will be concealed (completely or largely) from the public domain by the driveway gates. The garage will not be visible within significant view corridors towards the site and will not have undue prominence in others.

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.*

Not applicable to this proposal.

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.*

No such structure is proposed forward of the building line.

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…*

No hard stand is proposed.

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.*

The proposed new cabana and gym are simple hipped roof structures that complement the character of the dwelling. They are small in scale with vertical proportioned timber framed doors and windows. They will be concealed from the public domain except in a possible angled slot view from the bottom of the driveway.

P54 *Garages and carports must use design detailing, materials and paint schemes that refer to and are compatible with the heritage property. Simply designed structures using lightweight materials, comprising of a simple form and using appropriate materials are preferable.*

The proposed garage will be concealed beneath a terrace. It will only be visible in a slot view from the driveway when the gates are open. The opening is simply detailed and will not detract from the dwelling. It will not be visible in conjunction with either the Appian Way or Liverpool Road elevations of the dwelling.

P55 *The roofs of garages and carports must be simple in form and must not dominate or unduly contrast with the roof form of the heritage property. Ornate detailing and complex roof forms are generally inappropriate.*

The roof of the garage is formed by a terrace above. There will be no complex form or detailing to detract from the dwelling or the existing 1930s garage building.

P56 *Driveways shall not have a stencilled concrete finish. Pavers, plain or single- coloured concrete finishes are preferable in achieving a recessive appearance.*

The existing concrete driveway will be removed and replaced with cobblestone.

6.1.18Rainwater Tanks

P57 *Rainwater tanks must not be installed in the front garden or front setting of a heritage property.*

No rainwater tank will be located within the front setback.

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.*

No such tank is proposed.

P59 *Where buildings have a front or wraparound verandah, the rainwater tank must be located a minimum 2m behind the verandah.*

No such tank is proposed.

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.*

No such tank is proposed.

6.2 Heritage Controls: Objectives

O1 *Retain and conserve heritage items and contributory items within heritage conservation areas and maintain their heritage significance.*

The existing buildings on the site are retained and restored. The garden setting within the two street setbacks is retained and improved. An inappropriate fence is replaced with a fence that, in the absence of evidence of the original fence to this site, has been designed with reference to typical fences along the Appian Way. The proposed alterations and additions are set to the rear of the dwelling and the garage. As a result, the proposed works maintain a full understanding of this property as a landmark property within the Appian Way group and improve its contribution to the public domain.

O2 *Ensure that alterations or additions to heritage listed buildings and contributory items within heritage conservation areas are sympathetic to the heritage significance of the property and do not detract from the character of the streetscape.*

The proposed alterations and additions are appropriate to the site, nearby items and the conservation area for the reasons detailed above, including: the additions are located to the rear of the existing buildings; are set well below the principal ridge height of the dwelling and below the ridge line of the garage utilize appropriate roof forms, materials and finishes; and include restoration works to the buildings and the gardens. The proposed addition to the garage will be concealed within significant view corridors. The proposed additions to the dwelling will be generally concealed from the Appian Way. They have a deep set back from Liverpool Road and will not dominate views towards the site.

O3 *Ensure that alterations or additions to heritage listed buildings and contributory items within heritage conservation areas reflect the predominant scale, height, proportion, character and setbacks of the existing building, and surrounding development.*

See above. The proposed additions are single storey (with a lower ground floor level). They will lie well below the dominant ridge height of the dwelling. As set out above, appropriate setbacks are provided. The additions have been designed to complement the character of the existing and surrounding dwellings.

O4 *Ensure development in the vicinity of a heritage item or heritage conservation area is designed and sited to protect the heritage significance of the item or heritage conservation area.*

The proposed works will retain and restore the significance of this property as a landmark property within the Appian Way by carrying out restoration works to the buildings and gardens and providing an appropriate front fence. The proposed additions are located to the rear and are not of a massing, scale or architectural character that will detract from the setting of nearby heritage items/the conservation area or block significant view corridors.

O5 *Retain the original subdivision and building patterns of heritage conservation areas and heritage listed properties.*

The existing lot boundaries are retained.

O6 *Ensure that subdivision or amalgamation of lots does not result in adverse impacts on the curtilages or settings of heritage items or contributory items in heritage conservation areas.*

Not applicable to this proposal.

6.3 Fences on Heritage Properties: Provisions

6.3.1 Fence Character and Design

P1 *The removal of any fencing on a heritage property is not permitted without prior Council consent, unless it is exempt development.*

No such action is proposed.

P2 *Original fences must be retained and repaired.*

There is no understanding of how the two earlier brick piers to the driveway related to an earlier fencing scheme. The date of these brick pillars is uncertain and they are not prominent elements in the street. Their removal will have an acceptable impact.

The lychgate is retained and repaired. This work will have a positive impact.

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.*

Not applicable to this site.

P4 *In the first instance, the design of new fencing should relate to the period and style of the building upon that property.*

The design of the new fence to the Appian Way has been carefully detailed to complement the dwelling and the fencing in the Appian Way, which is typically timber palisade fencing with varied detailing with/without a face brick base. The height of the brick base is determined by topography.

A high brick wall along the Liverpool Road boundary is reasonable given that this is an arterial road. It has been designed to complement the style of the dwelling. It is noted that a high fence (material unknown) is shown by historic photographs along this boundary.

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.*

See under P4 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 proposed detailing is appropriate.

P7 *Where a site is sloped, the height of the fence shall comply with the maximum fence heights when measured perpendicular to the ground.*

The fence steps down Appian Way with the fall of the land to the south.

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 such details are shown by the accompanying plans.

6.3.2 Height of Front Boundary Fences

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.*

The proposal complies with this control.

P10 *The maximum height of solid or masonry front boundary fencing is 900mm above the adjacent footpath level.*

The proposed wall to Liverpool Road is 2.1m high. This is a response to the level of traffic the road carries. An appropriate design and material finish is proposed.

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.*

This is not a Victorian period dwelling.

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 high wall along Liverpool Road is a reasonable response that will improve amenity. It has been designed with regard to the character and materiality of the dwelling.

6.3.3 Fence Materials

P13 *Heritage properties of the Federation or Inter-War period should adopt timber and/or masonry materials which are characteristic of that period.*

As set out above, the proposed timber picket fence above a masonry base complements the style of the dwelling and its location with the Appian Way.

The high brick wall along Liverpool Road is a response to the busy road. The two tone face brickwork complements the dwelling.

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 proposal complies with this control.

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.

No such fencing is proposed.

P16 *The painting or rendering of original masonry fencing is not supported.*

Not applicable to this site.

6.3.4 Side and Rear Boundary Fences

P17 – P20

No new side or rear fences are proposed.

6.3.5 Lychgates

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.*

The existing lychgate likely dates from the Interwar period and is a long established frequently noted element of this site. Restoration works, including the replacement of the missing gates, will have a positive impact.

6.4 Fences of Heritage Properties: Objectives

O1 *To ensure that original and historically significant fences and gates are retained.*

Not applicable to this site.

O2 *To ensure that new fences are sympathetic to the character of the heritage property;*

O3 *To ensure new fences are in keeping with the period and style of the building; and*

O4 *To ensure that new fences are designed to complement the streetscape.*

The proposed new fence to the Appian Way has been carefully designed with reference to existing fences along the Appian Way. This is appropriate, given the lack of evidence of the original fence to this property. The restoration of the long standing lych gate and reinstatement of the gates will have a positive impact.

The proposed brick wall to Liverpool Road is a response to the high level of traffic that the road carries. The two tone face brickwork and detailing complement the dwelling.

6.5 Special Precinct: The Appian Way: Provisions

6.5.1 Demolition (Partial or Total)

P1 *Buildings or works which are considered, in the opinion of the Council, to contribute to the significance of the conservation area or its streetscape should not be demolished.*

It is not proposed to demolish either of the existing buildings on the site. All the elements of the dwelling that contribute to the ability to understand it as a fine Federation period dwelling, part of the Appian Way Estate, are retained and will be restored.

P2 *Non-contributory buildings or works may only be demolished with Council approval, where their removal is supported through appropriate analysis as part of a Heritage Impact Statement*

Not applicable to this site.

P3 *Notwithstanding Provisions D1 and D2, demolition of an existing structure will not be permitted unless development approval has been achieved for a replacement structure, or for appropriate restoration, renovation or repair of the building, works or site.*

Not applicable to this proposal.

6.5.2 Ground and First Floor Works (including attic additions)

P4 *Architectural design elements shall be incorporated/integrated to avoid the creation of large plain wall surface areas.*

There are no large plain wall surfaces in the proposed new works at ground floor level.

P5 *Alterations and additions shall be designed to complement the style of the existing dwelling and its setting, and not detract from the original and/or existing relationship of the building or works to the street.*

As set out in detail above, the proposed additions have been designed to complement the existing dwelling and garage, taking into consideration size relative to the existing buildings, location of the new works (i.e. to the rear), roof forms, materials and finishes and colours. Doors and windows have been designed to be vertically proportioned. An appropriate void to solid ratio is proposed for walls potentially visible from the Appian Way.

P6 *Alterations and additions that engulf the existing dwelling in terms of floor space are not appropriate in the Appian Way Conservation Area.*

The existing dwelling on the site will remain the dominant element on the site.

The proposed addition to the garage is larger relative to the building It will not, however, 'engulf' the original because it is located to the rear, set well in from the side walls of the existing building and below the ridge height. The original form of the building will remain clearly identifiable and the addition will not be visible from the Appian Way.

6.5.3 Roof Details

P7 *Roofs should maintain the pitch and (generally) asymmetric line of the existing roof, to consist of one major (hipped) section with secondary gables and hips.*

The proposed new roofs are simple hipped roof forms as is appropriate to the rear of the dwelling and the garage. The complex roof forms of the dwelling will remain the dominant element.

P8 *Small suitably designed gables and other repeated elements where justifiable, should reflect the proportions, detailing and form of the main gable.*

Not applicable to this proposal.

P9 *The use of turrets, spires, domes and towers, and dormer windows will be permitted only where they respect the existing dwelling and the streetscape. These elements are not to dominate the contextual form or setting of the existing building.*

No such new elements are proposed. The proportions of the existing dormers are improved.

P10 *Additions and extensions should not disrupt the roofline, nor dominate the front and/or side elevations. Roof forms of additions should be lower than the existing roof and differentiated from the original.*

The proposed additions to the dwelling do not involve alterations to the principal roof form and will not be visible when standing in front of the dwelling on the Appian Way. The works involve an extension of the hipped roof of the existing wing, set slightly below the ridge line of the existing. Other new roof forms are set lower than the existing roof and will be differentiated from it.

The proposed additions to the garage will not disrupt the existing roof line because they are set into the rear roof plane. The new roof will be identifiable from the original roof because it

runs perpendicular to it. The original building form is clearly defined because the side walls are set well in from the side walls of the original building.

The proposed cabana/gym have simple hipped roof forms that will be subservient to the existing buildings. The ridge of these roof is set well below the dominant ridge height.

P11 *Roof additions should not dominate that of the existing dwelling as viewed from the street and shall remain recessive, to be limited to appropriate roof elements which maintain the existing composition of the front façade.*

The proposed new roof forms to the rear of the dwelling of the will not be visible when standing directly in front of the dwelling on the Appian Way. Where there are glimpses towards the side elevation on approach along the Appian Way from the north, the new roof forms will read as being appropriate to the area and subservient to the principal roof of the dwelling.

The proposed new roof form to the rear of the garage will be concealed from the Appian Way.

The proposed new roof forms will be visible from Liverpool Road. These are secondary view corridors that are more distant because this part of the dwelling and the garage are well recessed from Liverpool Road. No significant view corridors towards the dwelling will be blocked and roof forms of the proposed size and forms will not have undue prominence in view corridors.

P12 *Extensions located to the rear of the dwelling should respect the form and balance of the existing rear part of the building and the layout of the garden. In some cases, say on larger lots, pavilion extensions would be acceptable.*

The proposed extension to the rear of the dwelling is modest in size compared to the dwelling, demonstrates appropriate proportions and appropriate roof forms. The partially covered terrace is located to the rear and will not be visible from Appian Way. It will not interfere with the areas of the site that provide the garden setting, being the front setback to the Appian Way and the setback between the principal building form and Burwood Road. It is balanced by a large area of soft landscaping to the rear of the dwelling.

The area to the rear of the garage, in the location of the proposed addition to this building, does not make a significant contribution to understanding the garden setting of the dwelling. The proposed addition will not dominate the rear of this building for the reasons given above.

P13 *Upper floor extensions should be contained within the existing roofline, with roof forms of a high pitch (30 to 35 degrees) required to accommodate a proposed attic level. Such roof additions should access daylight from appropriately scaled dormer windows only where otherwise flat-in-plane window only should be provided.*

The first floor will remain entirely within the existing roof.

P14 *Other forms of alterations and additions, which do not satisfy Controls P7-P13, are unacceptable.*

Noted.

P15 *Roofs of all residential buildings should be finished with either slates or unglazed Marseilles terracotta tiles, as appropriate, with roofs to be completed as a single entity. Patching of roof materials to be undertaken from rear to front and side elevations, with replacements occurring to the whole of the rear, as necessary, to allow existing material to be recycled for use on the side and front roof slopes.*

As noted above, tiles will be removed and replaced like for like because they are in poor condition. They are from different manufacturers and vary in date.

P16 *New roofs should be sympathetic to the design and details of the existing house or structure.*

Refer to the detailed discussions above. The proposed new roofs are of appropriate forms, scales and finishes. They will not confuse the existing roofscape or dominate the existing roof forms.

P17 *The following are typical roof details:*

- *Slate and unglazed terracotta tiles.*
- *Terracotta ridge cappings and ornaments (crests, finials) replicating the originals for tile and slate roofs.*
- *Original gable ends may accommodate shingles or rendered brickwork, either stucco or roughcast patterns.*
- *Rafter ends to roof eaves should be exposed.*
- *Guttering of half-round or ogee profile, with round downpipes.*

The new roofs will be clad in tile to match the existing with matching ridge capping; rafter ends will be exposed to eaves.

Noted re the guttering.

P18 *Skylights are not permitted to the main roof areas except on rear elevations where only one skylight per roof plane is permissible.*

The proposed new skylights are all small, will be flush mounted and are located within the rear roof planes. They will not be visible from the public domain.

6.5.4 Chimney Details

P19 *Chimneys should be retained in situ. Main fireplaces are not to be removed.*

All the chimneys are retained.

All the fireplaces are retained, with the later mantlepieces being replaced with fireplaces consistent with the age of the dwelling. It is the Federation period that is the most important in the history of this dwelling.

P20 *The detailing and proportions of proposed chimneys should be sympathetic to existing chimney elements.*

Two new chimneys are proposed. They have been detailed to complement the existing but will be subservient to them.

P21 *Modern flues, exhausts and similar elements should generally be avoided and are not permitted on the front or side elevations of a dwelling house, or where they can be seen from the street.*

No such elements are proposed in locations visible from the Appian Way or where prominent from Liverpool Road.

6.5.5 Verandah Details

P22 *New verandahs, simple or elaborate in decoration, should match existing in original detail. Appropriate details include:*

- *Verandahs supported by turned timber columns.*
- *Wide edges, generally finished with slate or marble slabs.*
- *Enclosed with low brick walls and/or timber balustrades.*
- *Verandah brickwork forming a plinth for the timber supports, either capped, with brick on edge or stone.*
- *Mosaic or tessellated tiling for the verandah floor surface*

It is not proposed to replicate the existing timber verandah detailing to the rear terrace. Given these this is a terrace and not a verandah, this would be inappropriate and visually intrusive. The proposed detailing is simple and visually recessive.

P23 *Columns, decorative timber brackets and valance boards (span column tops) should be retained and restored/reconstructed to remain as important elements for defining, by their position and spacing, particular features (entries, windows, verandah corners and gables).*

The existing verandah elements will be retained and will be restored were required.

6.5.6 Façade Detail

P24 *The external wall finish of a new addition to a dwelling should match that of the existing dwelling or be appropriate to that of original dwellings in the area. Note that the rear portions of buildings usually have less elaborate materials and details.*

The proposed wall finishes are appropriate to the dwelling and the area.

6.5.7 Window and Sunhood Details

P25 *New windows for a dwelling are to match and complement original windows and should incorporate the following details:*

- *Vertical modules, either single and grouped in banks divided only by timber sashes and mullions.*
- *The proportions of an opening rectangular window shall generally be a third as wide as it is tall (for a single window), with banking in these proportions for larger openings and for bay windows.*
- *Window frames should be in wood and painted to match original paintwork.*
- *Window types should respond to the existing detailing of the dwelling house.*

The proposed new windows demonstrate appropriate proportions and will be timber framed.

P26 *Aluminium framed windows will not be permitted. Original sunhoods should be retained, repaired or reinstated where necessary.*

No aluminium framed windows are proposed.

This dwelling does not have original sunhoods.

P27 *Modern style external security roll-up metal screens or grilles are not appropriate to dwellings in the Appian Way.*

It is proposed to remove the modern security grills from the verandahs, doors and windows. This work will have a positive impact.

6.5.8 Door Details

P28 *Front doors should match existing and contain moulded recessed timber panels and leadlight/stained glass panels, together with sidelights and fanlights, to accentuate the prominence of the entry.*

The existing front door set, which is original, is retained.

P29 *Side or other doors, which are not the main entry, may be less elaborate, but should complement or match existing external doors.*

All the existing side doors in the existing dwelling are retained.

New side doors are simply detailed in a manner that complements the dwelling.

P30 *Security grille doors should not obscure the details of the main door and should not, when fitted, cause damage to the fabric of the dwelling.*

It is proposed to remove the modern security grills from the verandahs, doors and windows. This work will have a positive impact.

6.5.9 Details of Material for Residential Dwellings and Associated Structures

P31 *Original materials of the 1900-1920s period are to be used, or where these are not available, used and substitute materials of appropriate quality are encouraged. Applicants are to identify the source of appropriate materials with the Development Application and to supply samples for approval as part of the development assessment process. Tuck pointing and re-skinning of brickwork is inappropriate in this Conservation Area.*

Only areas previously tuckpointed with be re-tuckpointed.

P32 *Common brick/lime mortar should be used on rear/side walls.*

Noted.

6.5.10 Garage and Carport Details

P33 *Garages and carports should be detached and preferably to the rear of the site, to reflect the particular site's originality with the scale and height to be secondary to the dwelling.*

The proposal utilizes the topography of the site to place the garage beneath the rear terrace, which will ensure that it is concealed in views from directly outside of the dwelling on Appian Way, from outside of the driveway when the gates are closed and concealed from Liverpool Road. It will not be visible from significant garden areas. The garage will not dominate the site.

P34 *Basic materials of construction, including colours and finishes, for garages and carports should be similar to that of dwelling houses, or other existing contributory original car sheds in the Conservation Area.*

Appropriate construction materials are proposed.

P35 *Garages should incorporate simple metal or timber garage doors with small width slats or grooves. Decorative garage doors are not suitable in the Appian Way.*

An appropriate garage door is proposed.

P36 *Timber-posted carports with pitched roofs are to be designed appropriately. The pitch of such roofs is to be similar to that of the dwelling.*

No carport is proposed.

P37 *Carports should not be enclosed nor be provided with doors.*

Not applicable to this proposal.

P38 *Driveway paving should reflect the garden setting of the existing dwelling, and incorporate the use of period garden design elements, i.e. gravel finishes, informal paving, brick edging single wheel driveway tracks; and*

P39 *Driveway paving should be kept to a minimum in width and extent such that separate wheel tracks are not to exceed 0.4m in width.*

The existing driveway is retained.

6.5.11 Garden Sheds and Other Utility Building Details

P40 and ***P41***

No such utility buildings are proposed.

6.5.12 Fence and Gate Details

P42 *Properties which have full or partial (plinth and/or piers) brick front fencing should retain such elements.*

Not applicable to this site.

P43 *All other properties not subject to FG1 should incorporate timber picket front fencing, painted white or other appropriate light colour, on the front boundary as a feature of the Conservation Area.*

A painted picket fence is proposed.

P44 *The style, height and material of fencing should reflect the original details predominant within the Conservation Area.*

As set out above, the proposed fence to Appian Way has been designed to complement the fences in the Conservation Area.

P45 *Side path gates, letterboxes, lych gates, lighting and other street furniture or site facilities, visible from the street, should be appropriately styled to reflect original details relevant to the Conservation Area and not to detract from the heritage significance of the particular dwelling.*

The restoration of the existing lych gate will have a positive impact.

P46 *Side fences to establish property boundaries are to be appropriately understated post and rail with wire mesh infill (no brick fences or any other structures are considered appropriate on or within 900mm of a common boundary including a rear boundary).*

The existing side fences are retained.

6.5.13 Landscaping/Garden Details

P47 *A semi-formal design is generally appropriate for front and side gardens viewed from the street, with landscape plans to demonstrate:*

- *Well defined boundaries.*
- *Trimmed lawns (buffalo or couch).*
- *Edges and planting in neat beds.*
- *Shrubs and nominated shade trees located to complement the house.*
- *Appropriate plant material reflecting the species commonly available between 1900 and 1920 in the area.*

The proposed landscape plan complies with these controls.

P48 *Pathways may divide the lawn area, lined with flowerbeds that should also line inside the front fence.*

The proposed landscape plan complies with this control.

P49 *Rear gardens may be more informal and functional to individual use with the planting of larger trees at the rear of the dwellings.*

Noted.

P50 *A landscape plan shall be provided where alterations or additions to existing garden layouts or content are proposed. New planting shall correspond with details of original plant species and garden layouts typical of the period garden setting of the dwelling or, where more appropriate, the Conservation Area.*

A landscape plan has been prepared. The 'bones' of the existing garden are retained. Most of the trees that it is proposed to be removed are self-seeded, later plantings and/or in poor health. The proposed landscaping will improve view corridors towards the property and its contribution to the Conservation Area. An appropriate garden setting is provided.

P51 *Existing contributory trees, plants, garden layouts and garden features should be retained and incorporated within any development proposal.*

See under P50 above.

P52 *Not more than 30% of the site area should be built upon, hard paved etc.*

The proposal complies with this control.

P53 *The trees in the nature strips form a significant visual element in the Conservation Area and should be properly protected and maintained appropriately.*

No street trees will be impacted upon.

6.5.14 Central Recreation Area and Pavilion Details

P54 and ***P55***

Not applicable to this site.

6.5.15 Colours, External Finishes and Other Decorative Details

P56 *A full colour scheme should be provided with the Development Application, with colours selected to correspond to brick types, original paint types, shades and compositions which respect the period character of the existing building or work or, where more appropriate, the Conservation Area generally*.

The proposed colour scheme is appropriate to the dwelling and the Conservation Area.

P57 *Existing contributory details and decorations should be maintained and preserved.*

The details that contribute to the understanding of this dwelling as a Federation period and style dwelling are retained. The restoration of these elements will have a positive impact.

P58 *New details and decorations should reflect the original detailing and decoration of existing building or works, or where more appropriate, the Conservation Area generally.*

The new works complement the character of the existing dwelling in wall, roof and window finishes. Doors and windows are vertically proportioned and divided into appropriate pane sizes. The proposed metal balustrade to the terrace is an appropriate response. A timber balustrade would be too dominating an in appropriate.

P59 *Unpainted surfaces of original buildings or works should not be painted, rendered, plastered or covered with any other material.*

It is proposed to render part of the north eastern elevation to better resolve the finishes of the service wing.

6.5.16 Subdivision Details

P60

No subdivision is proposed.

6.5.17 Dual Occupancy

P61 and **P62**

Not applicable to this site.

6.5.18 Additional Controls for New Development

P63-P71

Not applicable to this proposal.

6.6 Special Precinct: Appian Way: Objectives

O1 *To provide appropriate and consistent policy guidance for future development:*

(a) By ensuring permanent protection of the Conservation Area, including all existing structures, landscape features and relics, and the setting of the area.

(b) Which will result in the long-term conservation and enhancement of the historic, architectural, landscape and streetscape elements which contribute to the distinctive character and unique environment of the Conservation Area.

It is recognised that the DCP achieves these objectives.

O2 *To conserve the heritage significance of the Conservation Area and its setting.*

A full understanding of No.2A Appian Way as a grand Federation period dwelling set within a garden surround is retained and improved by the restoration of the dwelling; provision of a garden setting, which has become degraded over time; provision of an appropriate front fence and restoration of the lynch gate; and the careful positioning and detailing of new works. The proposed works restored No.2A Appian Way as the largest and grandest of the Appian Way properties.

O3 *To increase the awareness of persons using the BDCP about the significance of the Conservation Area and the role of development in that context.*

Noted. The *BDCP* has guided the development of this proposal.

O4 *To conserve and/or enhance existing buildings, structures and works in the Conservation Area.*

The proposed works will restore of the original dwelling and the 1930s garage providing for sensitive new works to the rear. The proposed works will enhance the setting of the dwelling through the provision of an appropriate garden and front fence. View corridors long blocked by overgrown vegetation will be improved.

O5 *To retain and/or reinstate the characteristic architectural, landscape and streetscape elements of the Conservation Area.*

The dwelling and 1930s garage are retained and restored, with new works located to the rear.

The garden setting to the two street fronts will be considerably improved. A large area of soft landscaping is provided for to the rear of the dwelling, alongside the proposed new terrace, pool and cabana/gym.

Provision of a new timber fence along the Appian Way boundary will enhance the contribution that the site makes to the Conservation Area. The lych gate is retained and restored.

O6 *To ensure that new development will safeguard the historic, cultural, social, architectural or aesthetic significance of the building, work or site as well as the streetscape of the area.*

Refer to the detailed response above. The proposed works conserve and enhance the significance of this site as a landmark property within the Appian Way.

O7 *To ensure new development is sympathetic to the particular building and/or the Conservation Area in terms of siting, form, massing, articulation and detail composition.*

The proposed works are appropriately located on the site, are of an appropriate form and massing and demonstrate appropriate proportions, detailing and finishes. The proposed landscaping works and new front fence will enhance the contribution that the site makes to the Conservation Area. Refer to the detailed responses above.

O8 *To ensure that the proposed form of roof and details the style, size, proportion and position of openings of windows and doors the colours, textures, style, size and type of finish of materials to be used on the exterior of building are compatible with similar features and materials used in the existing building on the site and in the Conservation Area.*

The proposed new roof forms, doors and windows, materials, finishes and colours are appropriate to the Conservation Area for the reasons discussed in detail above.

O9 *To retain any horticultural or stylistic features of merit of the building, work or site, or the Conservation Area generally.*

The features that identify this dwelling as being of the Federation period are retained. The lychgate, a long standing element in the streetscape, is retained. An appropriate garden setting is provided.

O10 *To encourage the justified removal of structures or works which detract from the heritage significance of the particular building and/or the Conservation Area (non-contributory buildings or structures).*

The security grills will be removed from the verandahs, doors and windows. This work will have a positive impact.

O11 *To ensure that the integrity of existing contributory buildings and works within the Conservation Area is not diminished by total or partial demolition or by alterations and additions.*

As set out in detail above, the contribution that the site makes to the Conservation Area is retained and improved. Repair, as opposed to replacement, will guide restoration works in order to maintain integrity.

O12 *To safeguard and document the pattern of development within the Conservation Area.*

No part of the proposed works will impact upon the ability to understand the pattern of development within the Conservation Area.

O13 *To retain the subdivision pattern of the Hoskins Estate.*

There will be no impact on the subdivision pattern.

7 SUMMARY

This SoHI has outlined the history and established the significance of No. 2A Appian Way, Burwood.

Built in c.1906, No. 2A Appian Way, Burwood, NSW, known first as *Verona* and later as *Sorata*, has historic and aesthetic significance as a landmark dwelling within George Hoskins' garden estate. The estate, as a whole, is a rare, fine and largely intact early nineteenth century example of this suburban ideal. No.2A Appian Way is located on the largest lot within the estate and occupies its highest point. With its pyramidal roofed tower and idiosyncratic timber detailing it is the most decorative of the dwellings on the Estate. The lychgate on Appian Way is an important, likely Interwar period, streetscape element.

The proposed works include conservation works to the dwelling that will enhance its significance as one of the major Federation period dwellings on the Appian Way and its contribution to the setting of nearby heritage items. The garage will continue to read from the public domain as a later, subservient, out building. New landscaping works will

recover and improve view corridors long lost by self-seeded and overgrown vegetation. Restoration of the lych gate and new fencing will frame these views. The proposed additions lie to the rear of the dwelling and the garage, are of an appropriate form and scale and will be finished in appropriate materials.

The proposed works fulfil the objectives to works to a heritage item located within the Appian Way Conservation Area.

8 REFERENCES

8.1 General References

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William Richards, Master Builder, 1854-1944. https://acamar.com.au/index1.htm.

8.2 Historic Maps, Plans and Photographs

(*Aerial photograph over the site and the surrounding area*), 1943; 1955; and 1986 Portal.spatial.nsw.gov.au.

Liverpool Road, from the Appian Way looking south, September 1929. GPO Collection, State Library of NSW.

M.W.S. & D.B, *Burwood, Detail Sheet 202*, 1951. Water Board Archives.

8.3 Council Archives

Building Application No. 26/1935. Burwood Library.

Building Application No. 117/58. Burwood Library.

Valuation Records, Municipality of Burwood, East Ward, Triennial Period Commencing January 1st, 1908 and 1982. Burwood Library.

8.4 NSW LPI

Certificates of Title Volume 84 Folio 63; Volume 164 Folio 9; Volume 181 Folio 130; and Volume 4119 Folio 166.

8.5 Heritage Listing Sheets

Appian Way Precinct, Nos 1-25 & 2A-18 Appian Way, Nos 302-318 Burwood Road and Nos 70-78 Liverpool Road, Burwood. State Heritage Inventory, Heritage Item ID: 1250265.

Badminton Road to Culdees Road Residential Precinct, Croydon. State Heritage Inventory, Heritage Item ID: 1250268.

Christopher Jordan
Architecture & Design

Schedule of Conservation Works

To accompany a Development Application for Alterations & Additions to an existing dwelling and garage and new secondary dwelling at

2A Appian Way, Burwood NSW 2134

September 2025, Revision A



Image 1 – Street view of subject property 2A Appian Way, Burwood

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1. Introduction

This Schedule of Conservation Works is to accompany a development application for Alterations & Additions to an existing dwelling and garage, construction of a new cabana, gym and an inground swimming pool & spa, construction of a new secondary dwelling attached to the existing garage, construction of a new front fence/wall, and associated landscaping at 2A Appian Way, Burwood located within the Burwood Council Area.

The site is listed as a heritage item under a group listing of 'Federation houses' in Schedule 5, Part 1 of the LEP 2012 (Item I226). This group includes properties at 2, 2A, 3–19, 21, 23, and 25 Appian Way; 304, 306, 308, 310, 312, 316, and 318 Burwood Road; and 55, 59, and 67 Liverpool Road. Additionally, the site is located within the Appian Way Heritage Conservation Area (C1), as defined in Schedule 5, Part 2 of the LEP 2012, under Part 5.10 of the LEP 2012.



Figure 1 – Building Site Area noted in red (Source: maps.six.nsw.gov.au)

2. Schedule of Conservation Works

2.1 Generally

Extreme care must be taken throughout the construction process to avoid unnecessary damage or vibration to the existing fabric. All demolition activities must be conducted with this sensitivity in mind. Where required, existing structures must be adequately shored and supported until the associated new work is fully completed. Ongoing vigilance is essential to identify any original or early fabric or detailing that may have been concealed by subsequent alterations. If such elements—or any archaeological material—are uncovered during the works, all activity in that area must cease immediately. The heritage architect or consultant must be contacted for guidance on how to proceed.
The intent of conservation is not to remove the patina or imperfections that come with age, nor to strive for a flawless finish or precise replication. The character and historical value of the fabric must be respected and retained.
All proposed works and material samples must be submitted for review and approval by the heritage architect or consultant.
Any items identified for salvage, reuse, or retention as property of the proprietor must be carefully set aside and protected throughout the duration of the works.

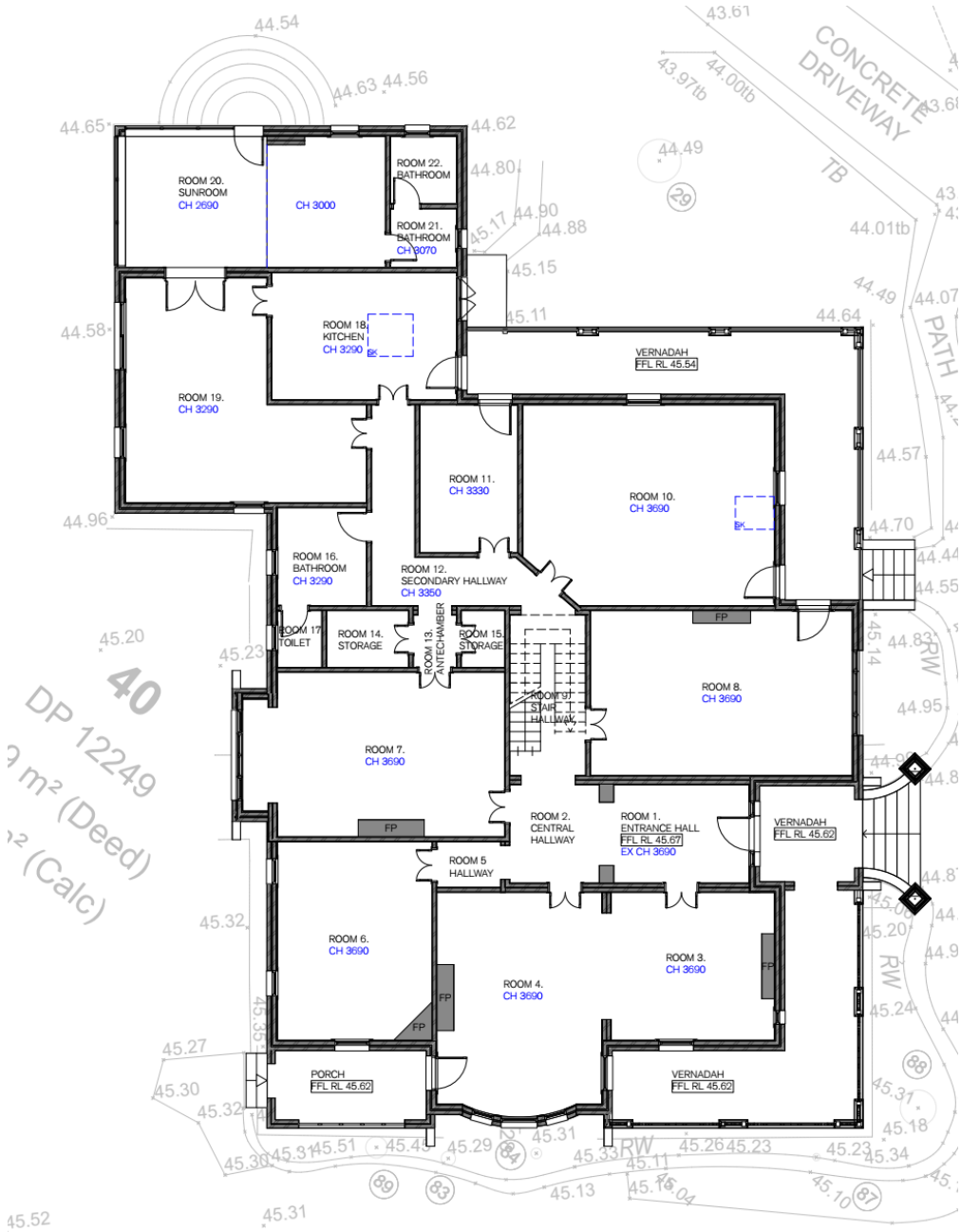


Figure 2 – Existing Ground Floor Plan

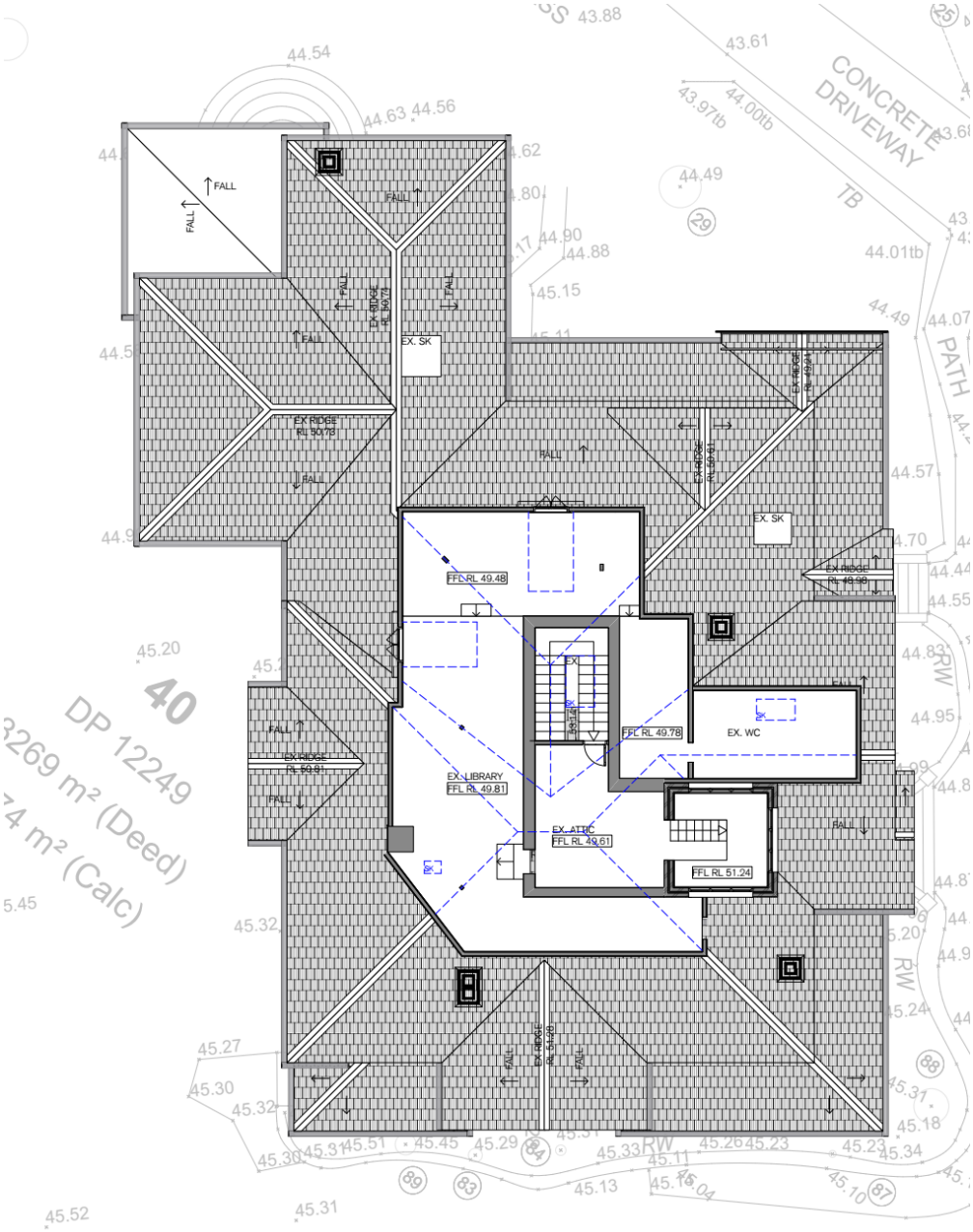


Figure 3 – Existing Attic Floor Plan

2.2. External Works

Category	Element	Description
Roof and Gables	Terracotta Tiles	Remove & replace
	Widows Walk	Remove & replace capping tiles
	Chimneys	Repair brickwork as required, repaint.
	Gable Details	Repair & tuckpoint face brickwork as required, repaint roughcast render.
	Fascias	Replace rotted members with matching sections, repaint
	Eave soffit	Replace rotted boards with matching sections, repaint
Walls & Brickwork	Face brickwork	Clean / acid wash
	Tuckpointing	new tuckpointing to all face brick work
	Rendered Sections	Clean and repaint
Verandah & Entry	Tiled Floors	Clean and replace cracked / missing tiles with matching
	Timber Posts	Replace rotted members with matching sections, repaint
	Timber Fretwork	Replace rotted members with matching sections, repaint
	Timber Ceiling	to be retained, repaired and repainted to match existing
	Stairs	Clean and replace cracked stone
Timber Windows & Doors	Frames	Keep and restore as specified
Foundations & Fencing	Foundations	Brickwork to ground - tuckpointed
	Sub-floor Vents	Typically have all been replaced with contemporary wire mesh vents. Some terracotta vents still in place to be retained.
Lych gate		Rapair and repaint

2.3. Internal Works

Location	Category	Element	Description
Room 1. Entry Hallway	Walls	Plaster Walls	Patch & repair, paint
		Timber Picture Rail	Patch & repair, paint
	Ceilings	Plaster Ceiling	Patch & repair, paint
		Plaster Cornice	Patch & repair, paint
		Ceiling Rose	Damaged, replace to match existing
	Floors	Carpet	Remove
		Timber Floorboards	Not original. remove and replace
		Timber Skirting Boards	Patch & repair, paint
	Openings	Front Timber framed door with fanlight and two fixed windows to either side of the doorway	Patch & repair, provide fanlight window operator
		Timber Architraves	Patch & repair, paint
		Plaster Arch with supporting Doric Columns to Room 2	Patch & repair, paint
		A pair of Timber Framed, two paned, glazed Doors with fanlight	Not original. remove and replace
		Plaster Arch with supporting Doric Columns	Patch & repair, paint
	Fixtures & Details	Door Hardware	Not original, remove and replace with appropriate door hardware
Room 2. Central Hallway	Walls	Plaster Walls	Patch & repair, paint
	Ceilings	Plaster Ceiling	Patch & repair, paint
		Plaster Cornice	Patch & repair, paint
		Ceiling Rose	Paint
	Floors	Carpet	Remove
		Timber Floorboards	Not original. remove and replace
		Skirting Boards	Patch & repair, paint
	Openings	Timber Architraves	Patch & repair, paint
		Plaster Arch to Room 8	Patch & repair, paint
Room 3 & 4.	Walls	Plaster Walls	Patch & repair, paint
		Timber Picture Rail	Patch & repair, paint
	Ceilings	Plaster Ceiling	Patch & repair, paint
		Plaster Cornice	Patch & repair, paint
		Ceiling Rose	Paint
	Floors	Timber Floorboards	Not original. remove and replace
		Skirting Boards	Patch & repair, paint
	Openings	Timber Architraves	Patch & repair, paint
		A pair of Timber Framed, two paned, glazed Doors with fanlight	Not original. remove and replace
		Square Opening between rooms	Patch & repair, paint
		Timber Framed fixed window with diamond pattern leadlight	Patch & repair, paint

		Timber Framed Double-Hung Sash Window	Patch & repair, paint
		Timber Framed Bay Window	Patch & repair, paint
		Timber Framed Hinge Door	Patch & repair, paint
	Fixtures & Details	Face Brick Fireplaces	Not original. remove and replace with appropriate period insert and marble surround
		Air Vents	Patch & repair, paint

Room 5. Hallway	Walls	Plaster Walls	Patch & repair, paint
	Ceilings	Plaster Ceiling	Patch & repair, paint
		Plaster Cornice Square Set	Patch & repair, paint
	Floors	Carpet	Remove
		Timber Floorboards	Not original. remove and replace
		Skirting Boards	Patch & repair, paint
	Openings	Timber Architraves	Patch & repair, paint
		Plaster Arch to Room 2	Patch & repair, paint

Room 6.	Walls	Plaster Walls	Patch & repair, paint
		Timber Picture Rail	Patch & repair, paint
	Ceilings	Plaster Ceiling	Patch & repair, paint
		Plaster Cornice	Patch & repair, paint
		Ceiling Rose	Paint
	Floors	Timber Floorboards	Not original. remove and replace
		Skirting Boards	Patch & repair, paint
	Openings	Timber Architraves	Patch & repair, paint
		A pair of Timber Framed, two paned, glazed Doors with fanlight	Not original. remove and replace
		Plaster Arch	Patch & repair, paint
		Timber Framed Double-Hung Window	Patch & repair, paint
	Fixtures & Details	Face Brick Fireplaces	Retain original timber mantlepiece.
		Air Vents	Patch & repair, paint

Room 7.	Walls	Plaster Walls	Patch & repair, paint
		Timber Picture Rail	Patch & repair, paint
	Ceilings	Plaster Ceiling	Patch & repair, paint
		Plaster Cornice	Patch & repair, paint
		Ceiling Rose	Paint
	Floors	Timber Floorboards	Not original. remove and replace
		Skirting Boards	Patch & repair, paint
	Openings	Timber Architraves	Patch & repair, paint
		A pair of Timber Framed, two paned, glazed Doors with fanlight	Not original. remove and replace
		Plaster Arch	Patch & repair, paint
		Timber Framed Alcove Window	Patch & repair, paint

	Fixtures & Details	Face Brick Fireplaces	Not original. remove and replace with appropriate period insert and marble surround
		Air Vents	Patch & repair, paint

Room 8.	Walls	Plaster Walls	Patch & repair, paint
		Timber Picture Rail	Patch & repair, paint
	Ceilings	Plaster Ceiling	Patch & repair, paint
		Plaster Cornice	Patch & repair, paint
		Ceiling Rose	Paint
	Floors	Timber Floorboards	Not original. remove and replace
		Skirting Boards	Patch & repair, paint
	Openings	Timber Architraves	Patch & repair, paint
		A pair of Timber Framed, two paned, glazed Doors with fanlight	Not original. remove and replace
		Plaster Arch	Patch & repair, paint
		Timber Framed Alcove Window	Patch & repair, paint
	Fixtures & Details	Face Brick Fireplaces	Not original. remove and replace with appropriate period insert and marble surround
		Air Vents	Patch & repair, paint

16.01.26

Hannah Lawes
Burwood Council

RE: DA/77.2025 – 2A Appian Way Burwood - request for information

Dear Hannah,

Please find attached the following:

- **Revised Architectural Drawings**
- **Revised Landscape Drawings**
- **Amended BASIX Certificate**

In response to the recently received letter from Burwood Council relating to the Development Application that was submitted for 2A Appian Way Burwood (DA/77.2025), we have accordingly addressed Councils concerns below and provided revised documentation. The responses & amendments follow from discussions with you and Noni Boyd following receipt of this letter.
Our responses are located beneath the original points that council has made in relation to the Development Application.

Building

As part of the assessment of the subject DA, the application was referred to Council's Building Surveyor for comment. In their referral response, the following was requested:

- *Please provide detailed information about the glazing used in the gym building that serves as part of the swimming pool boundary. Please note any portion of a window open to a pool shall have a maximum opening of 100mm as per AS1926.1-2012.*

The gym does not have any opening windows in the wall that serves as part of the swimming pool boundary. This has now been clearly noted on the plans.

Traffic

As part of the assessment of the subject DA, the application was referred to Council's Traffic Engineer for comment. In their referral response, the following was requested:

- *While the parking requirements are met, the design of the car spaces adjacent to the column do not appear to be compliant and lacks the clearances required per AS2890.1. Those car spaces shall be redesigned considering the required clearances. Optionally, a swept path analysis can be provided to support the design.*

The parking markings have been adjusted and are compliant with AS2890.1.

Heritage

As part of the assessment of the subject DA, the application was referred to Council's Heritage Officer for comment. In their referral response, the following was requested:

- *Retention of the existing timber staircase within the main portion of the residence. The staircase may be relocated if it can be proved that the original stair no longer survives and that new elements have been introduced in the 1930s. Good quality timbers are to be salvaged and repaired, reused or made available*

to other conservation projects via a licensed second-hand building materials dealer. The modern skylight can be reconfigured.

The staircase is still proposed to be relocated. As discussed in meetings with council the evidence that the staircase is not original is that the house has been underpinned, the floor replaced and at the same time the current stair was introduced. The old cornice lines are visible in the walls of the stairwell.



Image 1. Underfloor inspection: the existing staircase newel post.
Note timber floor is not original.



Image 2. Underfloor inspection: Evidence of floor underpinning under existing Room 8.



Image 3. Underfloor inspection: Evidence of floor underpinning under existing Room 1 – Entrance Hall. Note new slab and brick wall.



Image 4. Underfloor inspection: Evidence of floor underpinning under existing Room 1 – Entrance Hall. Slab at entry is not original and



Image 5. Underfloor inspection: Evidence of floor underpinning under existing Room 12. Note timber floor is not original.

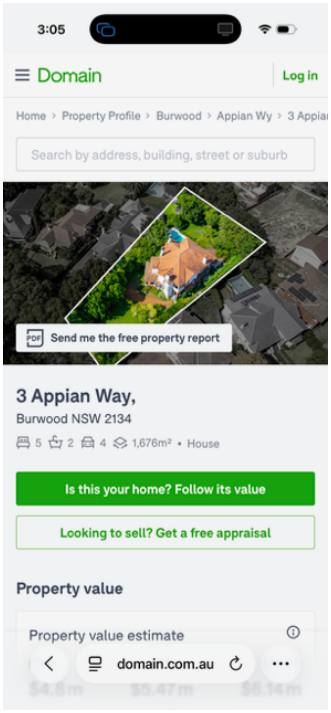


Image 6. Underfloor inspection: Evidence of floor underpinning under existing Room 12. Note timber floor is not original.

- *The fireplace that is to be retained and is to be indicated on the architectural drawings. This is the timber and tiled fireplace. The replacement fireplaces are to be of Australasian materials and should ideally also be timber and tile. Marble was no longer fashionable after the depression of the 1890s. Refer to the publications and samples in the collection of the Caroline Simpson archive at the Mint. MHNSW.*

  The fireplaces to be retained have been noted on the plans. Replacement fireplaces in the formal rooms are to be marble – document included with evidence of many marble fireplaces in Appian Way houses.

3 Appian Way



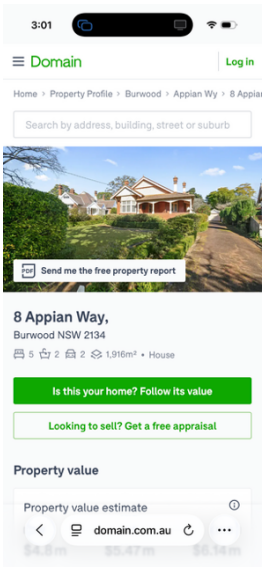


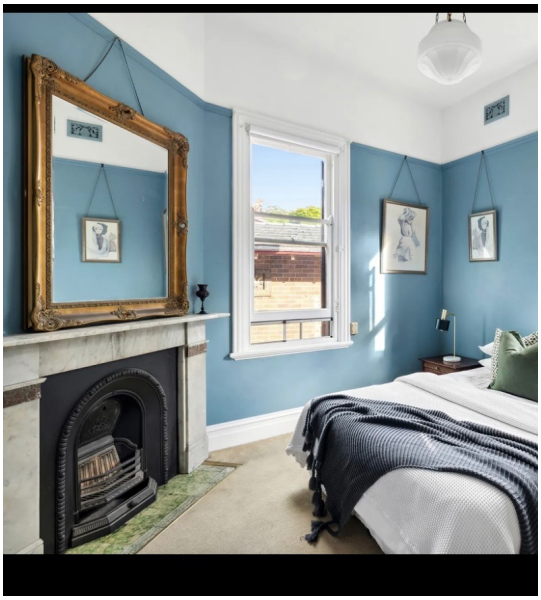
4 Appian Way





8 Appian Way

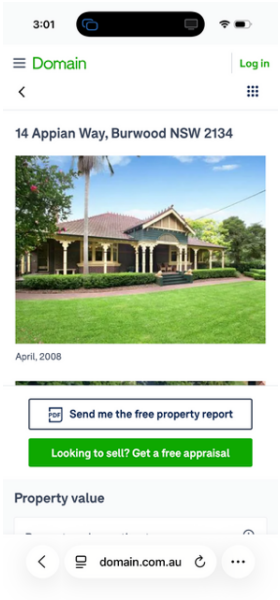




2A Appian Way Burwood

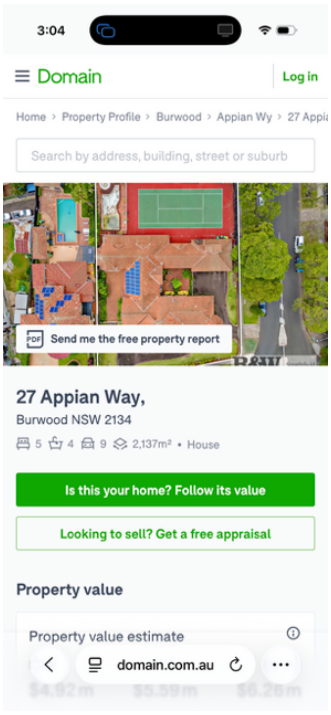


14 Appian Way





27 Appian Way





- *A reduction in the number of skylights to one per roof slope. BDCP 2013 controls for the Appian Way permit one skylight per roof slope. A reduction in the number of skylights is sought. This control is consistently applied in the HCA across the LGA.*

  The number of skylights have been reduced.

- *The extent of change to the dormer windows is unclear however as these elements did not receive planning consent, they cannot be increased in scale. Council suggests the implementation of an inset balcony as replacement for the dormer windows. Refer to the English examples developed for Conservation areas by Velux and others. These will require careful detailing for waterproofing due to the severity of the storms in Sydney. The location of the rafters should determine the size and placement of the skylights and these should be kept away from chimneys to avoid cutting into existing flashings.*

  The existing dormer windows are now to be retained. New skylights are to be flush mounted heritage style velux skylights.

- *A reduction in the scale of the boundary fence fronting Liverpool Road to an average of 1.8m to the main top course of bricks, newel posts/piers or buttresses may extend above. The architectural drawings should also show the location of the foundations. A referral will be needed to Transport NSW due to the placement of the bus shelter. This agency may have a view as regards a safe height for security / crime prevention. The fence should be of brick and wrought iron construction.*

The Liverpool Road boundary fence has been reduced to 1.8m high, with 2.1m high piers.

- *The height of the timber fencing to the Appian Way also exceeds the DCP controls and will need to be reduced in scale so as to correspond with the fence heights of the adjacent residence and the typical fencing heights for substantial Federation era residences. 900 mm average height of the picket fence taken from Ground level. Historic photographs of the areas of Federation era housing in Sydney, Burwood Heights, Haberfield, Willoughby and Chatswood show the predominant scale of the fencing, which was designed to show off the gardens, verandahs, unique detailing of the houses and the roofscape. This is part of the significance of Federation Arts and Crafts architecture.*

- *One or two courses of brick at the base to level the wall and prevent rot. The existing detail of Lych gate and the adjacent fence should guide the design. A separate low sandstone retaining wall could be employed to terrace the garden as it slopes down the hill towards the central tennis courts.*

  The Appian Way boundary fencing has been amended to include a 500mm high sandstone retaining wall at the boundary, with a 1.2.m high timber Federation style fence set 1m from the boundary. Refer photographic evidence of neighbouring fence height. Detail of the proposed fence is appropriate federation style, an complements the design of the lych gate.

- *Further investigation is to be made of the proposed basement carparking, where further design details are to be submitted to Council demonstrating that the basement level will not be visible from the Appian Way. As noted above, introducing a clump of canopy trees, pergola and / or archway.*

  The basement level garage opening is set approximately 35m away and perpendicular to Appian Way. The landscape plan has been amended to include additional screening plantings, and the detailing of openings have been amended to include arched heads which is appropriate to the sandstone base level of Federation dwellings.

- *The building envelope of the proposed Lower Ground Floor is not to impede on the envelope of the original dwelling. All proposed works for the Lower Ground Floor level are to be separated from the original dwelling and be beneath the later extensions to the house. The entrance to this space should be concealed from Appian Way by plantings and timberwork such as pergolas or lattice work. See the appendices.*

  The lower ground floor plan has been amended so that it does not impeded on the envelope of the original dwelling.
  The landscape plan has been amended to include additional screening plantings, and the detailing of openings have been amended to include arched heads which is appropriate to the sandstone base level of Federation dwellings.

- *The volume of the attic should be worked out in more detail. The new floor levels and services are to be introduced so as to not impact on the surviving ceilings below. Sloping ceilings that follow the line of the rafters should be use.*

The attic drawings have been updated to show more detail. A detail has been included showing how the floor structures and services will not impact surviving ceilings. The attic level has sloping ceilings.

- *The roughcast (harling) detail can be continued to the rear, with plywood or chicken wire as a substrate fixed over the existing brickwork. No changes are to be made to original external features like fretwork and tiles.*

  Noted

- *Internally and externally a heritage colour scheme should be prepared, based on the surviving evidence from timbers, plasters and renders, noting that some elements have been removed and the replacement elements were never fully installed.*

  An appropriate heritage colour scheme has been prepared using appropriately specified colours. Studies of previous colours can be carried out prior to CC. We suggest a condition of consent is imposed to address this point.

- *Consideration could be given to under-tile solar collection, in areas where new tile roofing is to be installed. Consideration could be given to a solar system that is located under the new roof tiles. Warm air extraction from the basement could heat the swimming pool.*

  Solar PV is only installed on new roofs. Solar roof tiles are not available in a Marseilles terracotta format. The pool heat pump has been located in the basement.

- *When viewed from the Appian Way, the parking area underneath the terrace is not to appear as a garage with a visible garage door. The element could take the form of a sandstone arch partly infilled with elaborate gates. Examples of lower storage areas with a relieving arch can be found in Federation era houses with a raised first floor. Refer to images at the end of this letter.*

  The basement level garage opening is set approximately 35m away and perpendicular to Appian Way. The landscape plan has been amended to include additional screening plantings, and the detailing of openings have been amended to include arched heads which is appropriate to the sandstone base level of Federation dwellings. The garage door has been further recessed and is now a sliding panel door with a timber panel detail.

- *Alternatively, A pergola could link the terrace to the existing former stable block. This structure should be detailed using the palette of materials, colours and plantings popular between 1900-1915, including the detailing to the displayed Ideal House (Lower Town Hall, Sydney City)*

  The landscape plan has been amended to include additional screening plantings

Planning

Secondary Dwelling

BDCP 2013 prescribes that secondary dwellings must have a minimum rear boundary of 3m. A review of the submitted architectural plans reveals a rear setback of 2.455m. Amened plans are requested detailing a 3m rear setback.

The secondary dwelling has been amended to include a 3m rear setback.

Basement/Lower Ground Floor

- *Insufficient information has been provided in order to allow Council to ascertain what elements/components of the garage/lower floor level qualify as basement. As such, any amended plans to be submitted will need to include survey spot levels and contours overlayed over the garage/lower ground floor plan.*

  A diagram has been prepared to show the area of the lower floor level that is basement as per the Burwood LEP definition.

- *Council requests a Cut and Fill Plan be submitted with specific detail given to the proposed Lower Ground Floor.*

  A cut and fill plan has been prepared.

- *BDCP 2013 states that basement levels are not to exceed 2.3m from the ground floor to the ceiling. The submitted Section BB plan indicates a floor to ceiling height of 2.5m. Amended plans are requested detailing a 2.3m floor to ceiling height for any basement level.*

  Further detail has been provided showing the basement will have a 2.3m ceiling height. A detailed section through the terrace shows 20mm stone tiles, 40mm screed, 300mm concrete suspended slab, drainage pipes, and concrete beams.

Outdoor Terrace

- *The proposed outdoor rear terrace area proposes an FFL of 45.52, which would result in an elevated floor level of approximately 780mm of fill above the natural ground level. The elevated nature of this terrace is considered to result in some form of overlooking and loss of visual privacy to adjoining properties. This is accentuated by the bench area location, which would provide direct views to the adjoining property to the south (rear).*

- *The bench structure is not supported in its current location, due to the potential for overlooking and loss of visual privacy to adjoining neighbours. In addition, it appears that two steps provide access to the bench, where by no finished floor levels have been provided.*

  The area previously noted "bench" is actually a sunken seating area, further detail and levels have been provided. This terrace does not cause any privacy impacts.

Insufficient Information

- *Please ensure all proposed works, including the lower ground floor works, cabana, gym and alfresco/terrace roof have identified RLs.*

  Additional RL notes have been added.

Landscaping

As part of the assessment of the subject DA, the application was referred to Council's Tree Management Officer for comment. In their referral response, the following issues were raised:

- *The Arborist Report prepared by Red Gum Horticultural, Arboricultural Impact Assessment (updated 8 October 2025), provides the following summary: 'A total of 36 trees are proposed for removal, and a further 22 trees have been previously removed, resulting in the loss of 58 trees in total.' This represents a significant impact on the site's amenity and overall canopy cover. Some of this loss is associated with a previous tree vandalism event.*

- *Given the heritage significance of Appian Way, the vegetation is linked to historical planting trends and set the character, amenity and presence of the heritage of Appian Way. The landscape design must therefore respond appropriately to the historic significance and also address the removal of this substantial number of trees.*

- *It is strongly recommended that no street trees are adversely impacted or removed, and that the loss of on-site amenity be adequately addressed through the landscape plan. A plan showing trees to be removed and retained should also be provided in alignment with the arboricultural impact assessment.*

- *The Landscape Plan prepared by Christopher Jordan Architectural & Design (FAK 696), particularly sheets L/03 C and L/04 C, proposes the replacement of 14 trees (noting that six fruit trees are excluded from this count as these trees seldom provide canopy). Of the proposed replacements, only one tree would be considered a canopy-providing species >12m in height.*

- *The landscape plan should be amended to include a minimum of 25 canopy-providing trees capable of achieving a height greater than 12 metres at maturity and ranging to a mature height of over 20m. These may be either native or exotic species, provided they are consistent with the period plantings characteristic of the area. Information may be gained, but not limited to, the National Trust Planting c.1850 – 1900.*

- *In addition, the shrub layer is to incorporate a greater variety of Australian native species, with a minimum of 15 shrub species, and no fewer than 8 groundcover species. This increased diversity will provide additional visual interest, ecological value, and the creation of defined outdoor point of interest throughout the site.*

  Refer landscape plan and commentary in response to the landscape comments above. Generally the landscape plan has been amended to satisfactorily address the above points.

An amended BASIX certificate is included.

Upon re-assessment of the submitted documentation and comments above, this development should be considered acceptable and worthy of favourable consideration by Council.

Should you require any further information, please do not hesitate to contact me.

Yours Sincerely,



Christopher Jordan

Christopher Jordan
Architecture & Design

Statement of Environmental Effects

To accompany a Development Application for Alterations & Additions to an existing dwelling and garage and new secondary dwelling at

2A Appian Way, Burwood NSW 2134

September 2025, Revision A



Image 1 – Subject property 2A Appian Way, Burwood

Christopher Jordan Architecture & Design | +61 2 8094 9850 | 79 Beattie Street Balmain NSW 2041
ABN 67 203 541 537 | Christopher Jordan NSW Nom. Architect #8057 | www.christopherjordan.com.au

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1. Introduction

This statement of environmental effects is to accompany a development application for Alterations & Additions to an existing dwelling and garage, construction of a new cabana, gym and an inground swimming pool & spa, construction of a new secondary dwelling attached to the existing garage, construction of a new front fence/wall, and associated landscaping at 2A Appian Way, Burwood located within the Burwood Council Area.

This SEE supports the proposed development and recommends it to Council for its approval.
In forming this position, an environmental planning assessment has been undertaken using the following analytical structure:

- Site analysis, which examines the attributes of the site together with the opportunities and constraints to development presented by the land.
- Environmental Context, which considers the existing and future urban character of the locality.
- Description of the proposed development, including a table of development statistics.
- Planning framework, which examines the statutory and non-statutory planning regime associated with the land and the manner by which the proposed development resolves relevant items contained in Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPAA).
- Environmental issues are discussed, with particular reference to privacy, overshadowing and energy efficiency.

- The Development Application is supported by architectural drawings prepared by Christopher Jordan Architecture & Design dated September 2025:

Drawing No	Title
02	SITE / ROOF PLAN 1:200
03	ROOF PLAN
04	LOWER GROUND FLOOR PLAN
05	GROUND FLOOR PLAN
06	ATTIC FLOOR PLAN
07	ELEVATTIONS NORTH-EAST
08	ELEVATIONS SOUTH-EAST AND NORTH-WEST
09	ELEVATIONS SOUTH-WEST
10	SECTIONS A AND B
11	SECONDARY DWELLING – ROOF PLAN
12	SECONDARY DWELLING – GROUND FLOOR PLAN
13	SECONDARY DWELLING – ELEVATIONS AND SECTION C
14	FENCES DETAILS
EX01	EXISTING GROUND FLOOR PLAN
EX02	EXISTING ATTIC FLOOR PLAN
EX03	EXISTING GARAGE FLOOR PLAN
AREA01	LANDSCAPE AREA CALCULATION
AREA02	BUILT AREA CALCULATION
AREA03	GFA AREA CALCULATION
SH01	SHADOW DIAGRAMS 9AM
SH01	SHADOW DIAGRAMS 9AM
SH02	SHADOW DIAGRAMS 10AM
SH03	SHADOW DIAGRAMS 11AM
SH04	SHADOW DIAGRAMS 12PM
SH05	SHADOW DIAGRAMS 1PM
SH06	SHADOW DIAGRAMS 2PM
SH07	SHADOW DIAGRAMS 3PM

This document is divided into five (5) sections. The remaining sections include: a site analysis and description of the proposal; an outline of the relevant planning controls and key issues; an environmental planning evaluation; and a conclusion.

2. Site analysis

2.1 Site Location

The subject site comprises of Lot 40, DP12249 and has the street address of 2A Appian Way, Burwood.

The subject site is located within the Burwood Council local government area, and an aerial of the site is shown below.



Image 2 – Aerial photo of the subject property (Source: Six Maps).

The site is subject to the following planning instruments of the Burwood Council:

- Burwood Local Environmental Plan 2012 (BLEP 2012)
- Burwood Development Control Plan 2013 (BDCP 2013)

The property is zoned R2 – Low Density Residential and therefore permits the proposed use.

The site is listed as a heritage item under a group listing of 'Federation houses' in Schedule 5, Part 1 of the LEP 2012 (Item I226). This group includes properties at 2, 2A, 3–19, 21, 23, and 25 Appian Way; 304, 306, 308, 310, 312, 316, and 318 Burwood Road; and 55, 59, and 67 Liverpool Road. Additionally, the site is located within the Appian Way Heritage Conservation Area (C1), as defined in Schedule 5, Part 2 of the LEP 2012, under Part 5.10 of the LEP 2012. The accompanying Heritage Impact Statement covers the heritage component of the application.

Appian Way is a quiet, circular road with access roads to the west and south and is lined with a charming collection of Federation style houses set in well-landscaped grounds. The roads wrap around a central grass tennis court that has a Gothic style pavilion.



Image 3 –Tennis court at Appian Way



Image 4 –Regularly planted mature Queensland Brushbox along Appian Way

Dwellings within the Hoskins Estate are architecturally diverse, typically featuring asymmetrical facades, extensive verandahs, and complex rooflines, often hipped and gabled, with terracotta tiles or slate cladding, and occasional ornamental turrets. Most are constructed of face brick with stone or roughcast render accents. Gable and verandah detailing varies, with timber fretwork, battens, or ventilators common. Chimneys are tall and prominent, and vertically proportioned timber framed windows, often grouped or in bays, are a frequent feature.

To the north east of the site lies No. 2 Appian Way, a freestanding single storey Federation style dwelling of brick and rendered masonry with a hipped and gabled slate roof. It has been extended to the rear and includes a swimming pool and cabana. An ornate timber fence and formal landscaping front the street. The rear portion of the dwelling extends close to the shared boundary with the subject site.



Image 5 – No.2 Appian Way



Image 6 – Street view of No.2 Appian Way towards the subject property beyond.

To the east, across the road from the subject site, are Nos. 1, 1A, and 1B Appian Way. No. 1 is a two-storey red brick dwelling from the 1960-70s with a low hipped tiled roof and large aluminium framed windows. No. 1A is a recently constructed one and part two storey brick and rendered dwelling with a hipped and gabled slate roof and basement parking. No. 1B, located at the curve of the street, is a one- and part two storey Post WWII red brick dwelling with a low hipped concrete tile roof. These three dwellings occupy a single original lot and, unlike most properties on the Appian Way, feature minimal front garden planting and little or no fencing.



Image 7 – No.1B, No.1A and No.1 Appian Way (from left to right).



Image 8 – No.1B, No.1A and No.1 Appian Way (from left to right).

To the west of the site, fronting Liverpool Road, is No. 5, a one and two storey brick dwelling from the 1970-80s with a hipped and gabled tiled roof. Situated on a narrow, north sloping lot, it is built close to the shared boundary and has a similar setback to Liverpool Road as the subject dwelling.



Image 9 – No.53 Liverpool Road (source: Google Maps, November 2024)



Image 10 - View from the rear yard of the subject site towards No.53 Liverpool Road beyond.

2.2 Description of the site

The site is located on the western corner of Appian Way and Liverpool Road.
Pedestrian & vehicular access is from Appian Way from the front of the property.

The site is irregular in shape with an area 3269m^2. It has in irregular north eastern boundary to the Appian Way of 71.38m (including the corner splay); an irregular south eastern boundary to Liverpool Road of 70.98m; a south western boundary of 56.415m; and an irregular north western boundary of 38.915m. The site area is 3274 sqm (by Deed). The site falls around 4.9m from the southern to the northern corner.



Image 11 – Corner of Appian Way and Liverpool Road showing the subject site No.2A Appian Way



Image 12 – Street View showing subject site No.2A Appian Way

Along the Appian Way boundary, there is a low masonry retaining wall, sections of modern inset metal palisade fencing, and dense, overgrown vegetation. A substantial timber lychgate marks the main pedestrian entrance, set above a flight of stairs with dark brick treads and risers, and matching brick balustrades topped with a metal rail.

Northwest of the lychgate are the concrete driveways, which rise over the nature strip and feature modern inset metal gates. A temporary wire mesh fence lines the Liverpool Road boundary, while timber paling fences define the remaining boundaries.

The primary dwelling lies towards the southern end of the site.
The garage lies on the north western boundary.

The site slopes upward from Appian Way towards the front of the dwelling, with the front setback with a lawn and overgrown garden beds. A brick stairs over the lychgate, lead to a pathway paved in irregular crazy stone. This pathway extends to the main entrance of the dwelling, then branches out to follow the front façade. It continues along the south eastern side of the dwelling, providing access to the rear yard, and also extends along the north western side, leading down to the concrete driveway.

Vegetation within the front setback and directly in front of the dwelling includes several Bangalow Palms (*Archontophoenix cunninghamiana*) and a Hibiscus (*Hibiscus rosa-sinensis*). The site slopes downward on the north western side toward the driveway, an area primarily covered in lawn. Two Queensland Brushbox trees (*Lophostemon confertus*) are located in this area - one close to the north-west verandah and another situated between the dwelling and the garage.

The setback along Liverpool Road is relatively narrow and comprises a grassed area framed by garden beds. In the corner of the site at the intersection of Appian Way and Liverpool Road is a group of trees, including Cotton Palms and Cocos Palms (*Syagrus romanzoffianum*). Additional planting along the Liverpool Road boundary features several Hills Fig trees (*Ficus hillii*) and a Bangalow Palm (*Archontophoenix cunninghamiana*).

The rear yard consists mainly of lawn and slopes gently across the back of the dwelling before descending more steeply toward the north western boundary. Trees along the rear boundary specimens are in poor condition.

The dwelling is a freestanding, single storey building with an attic level. The walls are constructed of face brick and rendered masonry, finished in a painted pebble-dash render. The main residence has undergone substantial renovation works in the past, including concrete underpinning of all the walls, replacement of all the floors and substantial repointing / brick replacement works. The interiors are also heavily altered from the original construction in both detail and layout.

The complex roof form features both hipped and gabled elements and is clad in unglazed Marseille-patterned terracotta tiles, with decorative terracotta ridge capping and finials. The turret roof is clad in slate and capped with concrete tiles. Eaves are wide, timber-lined, and feature exposed timber rafters. Five tall chimneys, each with terracotta chimney pots, rise above the roofline.

The garage is a standalone, single story face brick building with a hipped roof covered in unglazed terracotta tiles.



Image 13 – Timber lychgate over the main pedestrian entrance off the Appian Way.



Image 14 – Primary driveway into the subject property.



Image 15 – Secondary driveway into the subject property.



Image 16 – Liverpool Road boundary, subject site is located on the RHS



Image 17 – Timber fence along the side (north western) boundary.
View from the rear yard of the subject site towards No.2 Appian Way beyond.



Image 18 – Timber fence along the rear (south western) boundary.
View from the rear yard of the subject site towards No.53 Liverpool Road beyond.



Image 19 – The front facade of the 2A Appian Way

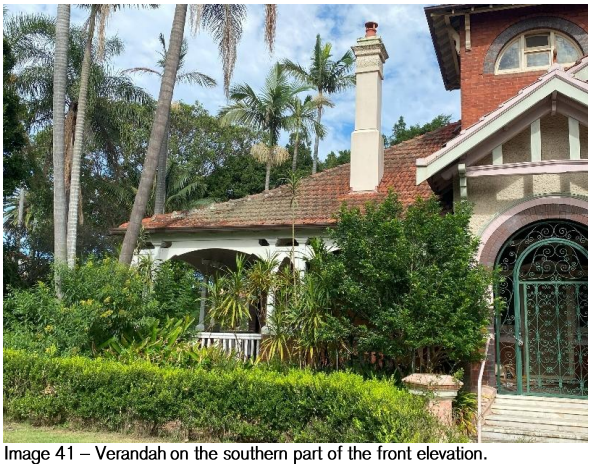


Image 41 – Verandah on the southern part of the front elevation.



Image 20 – Verandah on the northern part of the front elevation. Note the front access.


Image 21 – Northern corner of the northern verandah


Image 22 – North western side access to the verandah


Image 23 – North western elevation



Image 24 – The primary driveway along the north western elevation



Image 25 – Northern corner of the side wing



Image 26 – Northern corner of the side wing and the garage on the RHS


Image 28 – Western corner of the rear wing


Image 29 – Western corner of the rear wing


Image 30 – South western rear elevation



Image 31 – Looking along the rear elevation towards the 2A Appian Way.



Image 32 – Looking West across the rear yard towards 2Appian Way



Image 33 – Looking south across the rear yars towards Liverpool road


Image 34 – Looking north across the rear yard toward Appian Way


Image 35 – View of the Southern corner and the rear access to verandah


Image 36 – The detail of the south western verandah



Image 37 – The projecting bay on the southern elevation



Image 38 – South eastern elevation



Image 39 – Details of the southern verandah


Image 40 – Corner of the Southern verandah


Image 41 – Looking along Liverpool Road setback towards Appian Way


Image 42 – The detail of the tower

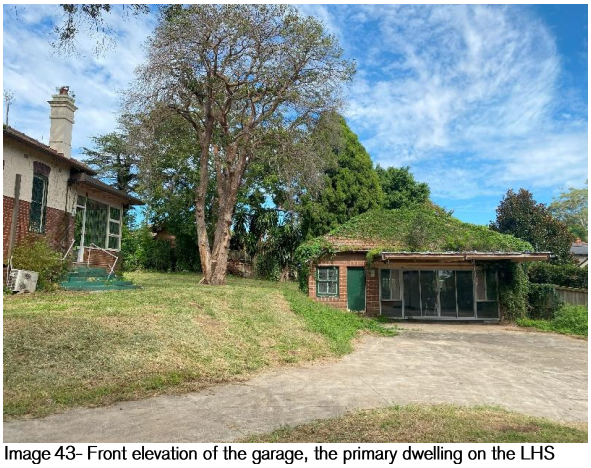


Image 43- Front elevation of the garage, the primary dwelling on the LHS



Image 44 – Southern corner of the garage

2.3. The Proposal

The proposed alterations and additions to the existing residence incorporate the following elements:

Proposed works to the existing dwelling:

- Undertake conservation and repair works as stated in the Schedule of Conservation Works
- Demolish a portion of the rear wing
- Demolish internal walls and create new openings at ground and attic floor levels
- Infill existing openings at ground floor level
- Remove the existing staircase (not original)
- Remove selected mantlepieces and replace them with period-appropriate mantlepieces in keeping with the Federation style. (Note: the one remaining original Federation mantlepiece will be retained)
- Install a new staircase to the attic floor in a relocated position
- Construct new internal walls and undertake internal alteration of existing ground floor layout to accommodate new foyer, master bedroom, ensuite, main bathroom, laundry, guest bathroom, and ensuite to bedroom 1. Install a new staircase and a lift to a new lower ground floor
- Construct new internal walls and undertake internal alteration of existing attic floor layout to accommodate new staircase void, hall, bedroom 3, bedroom 4 with an ensuite, and bathroom.
- Modify two existing dormers
- Install new flush-mounted skylights on the rear roof plane
- Construct a new rear addition, partially within the footprint of the demolished rear wing, compromising of a new kitchen, butler's kitchen, dining and living room. The new rear wing will be single-storey with a lower ground level partial basement garage and accommodation area compromising a bedroom, rumpus room, media room, hallway, storage area, and bathroom. The walls will be constructed of masonry, with sandstone cladding applied to the lower ground level addition. The primary new roofs will be hipped and clad in tiles to match the existing roof, while the secondary roofs will be skillion in form and finished with corrugated metal sheeting. Doors and windows will feature timber frames

Proposed works to the existing garage:

- Undertake conservation and restoration works
- Install new timber posts to support the existing awning
- Remove existing aluminium openings to reinstate the garage to its original function
- Infill existing rear windows
- Construct a single-storey granny flat which is a rear addition with a hipped roof, comprising a living room, dining area, kitchen, bedroom, bathroom, and laundry. The walls will be constructed of brick, with a hipped roof clad in tiles to match the existing. Doors and windows will feature timber frames

Proposed site works:

- Construction of a new cabana, and gym at the rear of the dwelling. The walls will be constructed of brick, with a hipped roof clad in tiles to match the existing. Doors and windows will feature timber frames. The terrace will have a metal palisade railing and an external staircase to the lower ground driveway.
- Construction of a new driveway to the lower ground garage
- Installation of a new inground swimming pool in the rear yard, with glazed pool fencing
- Removal of the existing fencing along both the Appian Way and Liverpool Road boundaries
- Construction of a new timber picket fence on a face brick base along the Appian Way boundary, including the repair of the existing lychgate. New sliding gates will be installed in the location of the current driveway gates.
- Construction of a two-tone face brick wall along the Liverpool Road boundary
- Removal of selected trees and implementation of new landscaping in accordance with the accompanying landscape plan

The proposed development is considered to be an appropriate response to the site constraints and the surrounding broader context.

3. Assessment of Statutory & Policy Compliance Section 4.15 (1)(a)

3.1. General

There is one statutory document and one non-statutory document that relate to the subject site. These documents include:

- Burwood Local Environmental Plan 2012 (BLEP 2012)
- Burwood Development Control Plan 2013 (BDCP 2013), Parts 1 & 2, Part 4 Development in Residential Areas (including 4.8.1 Appian Way Special Residential Precinct), Part 6 Environmental Management.

The relevant sections of these documents are outlined in the remainder of this Section.

3.2. Burwood Local Environmental Plan 2012

The proposed development is subject to the provisions of the Burwood Local Environmental Plan 2012 (BLEP 2012).

Zoning:
Clause 2.2: Zoning of land to which this clause applies: The site is zoned R2 *Low Density Residential*.

Zone Objectives and land use table:
Clause 2.3: Zone objectives and Land Use Table specifies the following objectives for the zone:

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

Land use table:
Clause 2.3: Zone objectives and Land Use Table specifies the following land uses permitted in the zone:
Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Respite day care centres; Semi-detached dwellings; Seniors housing; Tank-based aquaculture

The proposal is defined as a Dwelling House and as such is permissible in the zone.

Clause 5.10 – Heritage Conservation

The subject site is located within the Appian Way heritage conservation area. It is part of the Federation houses local heritage item I226 surrounding Central Reserve Appian Way I235. There are numerous local heritage items nearby including I115, I35 and I127. Refer to the heritage impact statement.

3.3. Statutory Compliance Table

General Development Data				
Site Area		Zone	Heritage	
3269m^2		R2 Low Density Residential	Appian Way Conservation Area Significance: Local Federation Houses Significant Significance: Local	
Burwood Local Environmental Plan 2012 Compliance Table				
Clause	Clause	Standard	Proposed	Complies
Part 1	Preliminary			
1.2	Aims of Plan	(1) This Plan aims to make local environmental planning provisions for land in Burwood in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act. (2) The particular aims of this Plan are as follows— (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, (a) to create a land use framework that allows detailed provisions to be made, (b) to encourage or restrict development of land according to its suitability for various purposes, (c) to encourage provision of a range of housing types, (d) to encourage growth in business and employment development.	The proposal is for alterations and additions to an existing residence as well as a construction of a new secondary dwelling attached to an existing garage, therefore meets the aims of the plan.	YES
Part 2	Permitted or Prohibited Development			
2.2	Zoning of the land to which Plan applies	Zone R2 Low Density Residential	Residential Dwelling	YES
2.6	Subdivision—consent requirements	Land to which this Plan applies may be subdivided, but only with development consent.	No subdivision is proposed.	N/A
2.7	Demolition requires development consent	The demolition of a building or work may be carried out only with development consent	Partial demolition is sought under this application.	YES
Part 3	Exempt and Complying Development			
Not applicable				
Part 4	Principal Development Standards			
4.3	Height of Buildings	8.5m	As existing	YES
4.4	Floor Space Ratio	0.55:1 (1797.95m^2)	The proposal complies with the FSR control of 0.55:1	YES
4.6	Exceptions to development standards	Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written	The application does not contravene any development standards.	N/A

		request from the applicant that seeks to justify the contravention		
Part 5	Miscellaneous Provisions			
5.4(9)	Controls relating to miscellaneous permissible uses- Secondary dwellings on land other than land in a rural zone	If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater— (a) 60 square metres, (b) 50% of the total floor area of the principal dwelling	The proposed area of the secondary dwelling is 60.0m^2 ,and it does not exceed 50% of the total area of the principal dwelling.	YES
5.6(3)	Architectural Roof Features	(3) Development consent must not be granted to any such development unless the consent authority is satisfied that— (a) the architectural roof feature— (i) comprises a decorative element on the uppermost portion of a building, and (ii) is not an advertising structure, and (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and (iv) will cause minimal overshadowing, and (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.	No change proposed	YES
5.10	Heritage Conservation	(1) Objectives The objectives of this clause are as follows— (a) to conserve the environmental heritage of Burwood, (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.	Refer to accompanying Heritage Impact Statement.	YES
5.10(4)	Effect of proposed development on heritage significance	The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or 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).	Refer to accompanying Heritage Impact Statement.	YES
5.10(5)	Heritage Assessment	The consent authority may, before granting consent to any development— (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the	Refer to accompanying Heritage Impact Statement.	YES

		proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.		
Part 6	Additional Local Provisions			
6.1(2)	Acid Sulfate Soils	Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the *Acid Sulfate Soils Map* as being of the class specified for those works. Class of land 5 - Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	Class 5 – No works proposed that would require assessment	YES

It is considered that the application is satisfactory with regards to relevant clauses of the Burwood Local Environmental Plan 2012.

3.4. Burwood Development Control Plan 2013

Clause	Clause	Standard	Proposed	Complies
4.4 Dual Occupancies and Secondary Dwellings				
4.4.3	Development Controls			
Development Sites				
Minimum Area of Allotments				
P1 – P2	Clause 4.1A of the BLEP 2012 establishes minimum lot size development standards for dual occupancies. Secondary dwellings will not be permitted on lots with an area less than 450 sqm		The site area is 3269m^2	YES
Battleaxe or Hatchet Shaped Allotments				
P3	If an application is made to erect either an attached or detached dual occupancy development upon a battleaxe allotment, the dwellings will be limited to single storey to reduce the potential for privacy impacts on surrounding properties.		N/A	N/A
Building Design				
Height				
P1	No building is to exceed two storeys in height above natural ground level.		The proposed additions are one storey above natural ground level.	YES
P2	Where a dual occupancy or secondary dwelling development proposes one dwelling at the property's street frontage and the other dwelling within the rear yard, the rear dwelling will generally be limited to single storey.		The proposed single storey secondary dwelling is proposed to be attached to the rear wall to an existing garage, within the rear yard.	YES
P3	In areas zoned R1 or R3…		N/A	N/A
P4	The floor to ceiling height of the first floor level of a proposed dwelling is not to exceed 2.6 metres in height to minimise overshadowing and reduce visual bulk.		N/A	N/A
P5	The floor to ceiling height of a ground floor level on a new dual occupancy dwelling is not to exceed 2.7 metres.		N/A	N/A
Floor Space Ratio				
P6	The maximum Floor Space Ratio (FSR) is set out in the Floor Space Ratio Map of the BLEP 2012.		The proposed FSR is 0.22:1	YES
P7	Where a dual occupancy development is proposed in a R1 or R3 zone…		N/A	N/A
Built Area				
P8	The maximum Built Area is 67%.		41%– refer areas diagrams as part of the submission	YES
Front setback				
P9	Front setback (for the dwelling addressing the primary street frontage): • The average of the localised existing building line for the ground floor level. • 9 metres to the upper level of a two storey dwelling, and the first floor level must be setback at least 3 metres beyond the ground floor façade.		The front setback remain unchanged	N/A
Side Setback				
P10	• 900 millimetres to the ground floor level or single storey elevation.		Side setback of the secondary dwelling ranges from 1.3 m to 1.7 m	YES

	• 1.5 metres to the upper level of a two storey dwelling.		
Rear Setback			
P11	• 3 metres setback to the ground floor level of a dwelling. • 6 metres setback to the upper level of a two storey dwelling.	Although the rear addition extends closer to the rear boundary, with a setback ranging from 2.46 to 2.89m, it will not result in any adverse impacts on neighbouring properties.	YES
Secondary street (i.e. side street) setbacks for corner properties.			
P12	• The existing building line to that secondary street. • If located in a R1 or R3 zone…	The proposal does not extend closer to Liverpool Road than the existing dwelling	YES
Size of Buildings			
P13	Irrespective of the allotment size, the Council does not generally favour dwellings exceeding 450 square metres in Built Area. Applicants should submit written justification in support of larger dwellings. Buildings above this size will generally only be allowed where the allotment size, floor space ratios and the character of existing development in the area so warrants.	While the proposal exceeds the applicable control, it remains proportionate to the site's land area and floor space ratio. The scale of the development is not anticipated to cause any adverse impacts on adjoining properties.	YES
Landscaping			
P14	A minimum 30% of the front setback (i.e. front yard) is to consist of soft landscaping.	Complies	YES
P15	Rear yards will not be permitted to be dominated by hard landscaping.	Complies	YES
Development Features			
Private Open Space			
P1	Each dwelling is to be provided with a clearly identifiable area of private open space of at least 50 square metres adjacent to living areas to ensure the amenity of the dwelling in terms of privacy and recreation.	The proposal incorporates significant amounts of private open space for the primary dwelling and the secondary dwelling.	YES
P2	The private open space should also satisfy the following criteria: • Consist of predominantly grassed area. • Consist of "useable space" with sufficient dimensions to enable the area to function as a private recreational area. Narrow elongated areas will not be included in the 50m² minimum open space requirement. • Provided behind the building alignment of each of the respective dwellings. In the case of detached dual occupancy developments, with the second dwelling at the rear of the site, the private open space area for the dwelling furthest from the street should preferably be situated between that dwelling and the rear property boundary. • Landscaped as to maximise the visual amenity of the development and the privacy of adjoining developments.	The proposal satisfies the criteria.	YES
Orientation of Buildings			
P7	Garages shall not be permitted forward of the building line.	The existing garage will remain unchanged. A new garage is proposed to the rear of the existing dwelling, positioned beneath	YES

		the proposed terrace and cabana structure.	
Building Appearance			
P8	All new building work shall be of quality design and compatible with the character of the locality. The building design is to maintain, or enhance, the quality and identity of its streets, and to provide a focus and identity for the dwellings. Design should aim to match, or exceed, the best design and detailing of development in the locality, as well as architectural quality in its own right. Materials and workmanship is to be of high quality and compatible with the style of the house.	The proposal is consistent with the style and quality of the existing dwelling and the wider conservation area. The accompanying heritage impact statement supports the design of the proposal.	YES
P9	Design should be in harmony with any adjoining or nearby heritage-listed building or other well designed and built dwellings in the area	As above	YES
P10	Attention must be given to the design of all elevations and to roof forms, window and door openings and the building features generally.	The proposal has been designed with full attention given to all elements of the Proposal.	YES
P11	Front entries should be clearly visible and obvious from the street. An exception would be side entrances for a California Bungalow design. Where there is a side entrance, it should be indicated by design and details of paths, planting, fencing and side porch.	As the secondary dwelling is proposed to be attached to the rear wall on the existing garage, entry will provided via the side elevation.	YES
P12	Rigid symmetry should generally be avoided in design, as the majority of Burwood's residential character comprises asymmetric building design.	The secondary dwelling is proposed as a single-storey, hipped-roof addition to the rear of the existing garage	YES
P13	Wide and/or long elevations should be treated to provide for visual relief in the form of setbacks, recesses and articulation which reflect changes in the plan and roof form.	The new addition lies to the rear of existing garage and is set in from the sides, and will lie below the existing ridge height.	YES
P14	Separate garages and carports must be compatible with the building style as appropriate in relation to height, roof form, architectural work, materials, etc.	N/A	N/A
P15	A proper pattern of door and window treatment is required and should be matched with appropriate header and sill work. Windows should be of proper proportions and dimensions and should provide for uniformity in elevation. Window treatment by way of hoods, bay window design and/or timber framing may be required in appropriate situations.	Window and door treatment is compatible with the style of the existing dwelling and heritage conservation area, detailing will be consistent with the existing dwelling.	YES
P16	The location or size of verandahs and balconies should be carefully designed in relation to adjacent garden areas and rooms within the house, as well as orientation for sun/shade and privacy for surrounding properties. Verandahs across the full width of first floor façades are generally not supported.	The proposed porch provides a smooth transition between the internal living area and the garden, while also meeting sun, shade, and privacy standards	YES
P17	External stairways are not permitted to the upper floor level.	The proposed secondary dwelling does not include external staircase.	YES
P18	Building façade projections, recesses and the like, are to be utilised within the design to reduce the box-like and bulky appearance of large, flat, vertical elevations upon a dwelling	N/A	N/A
Streetscape			

P19	Any new dwelling or alteration to an existing dwelling should be compatible with and complement those adjacent and nearby in the street and any new building work should positively contribute to the identity of the street and the locality.	All additions are complementary to the existing building, neighbouring buildings, and the heritage conservation area.	YES
P20	Dwelling design should enhance the existing built form and be of similar scale, form, bulk, placement and character to those adjoining and nearby in the street. The building line for new dwellings of similar scale should be the average of adjacent dwellings.	The secondary dwelling is proposed as a single-storey, hipped-roof addition to the rear of the existing garage	YES
P21	Roofs should be of similar pitch, form and material to those generally in the street, e.g. roof gables are characteristic in some areas. Design is to continue the particular features of the prevailing character of the street, e.g. verandah treatment makes an important contribution to streetscape character.	The proposed hipped roof of the secondary dwelling is consistent with the existing roof of the garage and existing primary house, and conservation area. The proposal does not change the Streetscape.	YES
P22	Front and side return fences should be of similar height, material and style and are to be in character and scale with those adjoining and in the street, and in conformity with Council's controls for front and side fences in section 4.5.5.2 of this DCP.	The proposed timber picket fence above a masonry base complements the style of the dwelling and its location with the Appian Way. The high brick wall along Liverpool Road is a response to the busy road. The two tone face brickwork complements the dwelling.	YES
P23	Garages/carports should be of a scale and position so as not to conflict with the character of the houses in the street. Rear lane access should be used where available. Garage and carports are to be located to the side or rear of properties, wherever possible.	The garage associated with the secondary dwelling is existing	YES
P24	Where a second storey is appropriate and permissible, and where most surrounding dwellings are mostly single storey, a new two storey building may not be appropriate, but a first floor addition may be considered if the upper storey is substantially setback from the front elevation	N/A	N/A
P25	Single car width garage doors only will be permitted facing the street. Exception may be made for wide blocks of land. Double width garage doors are generally discouraged where they face the street. Garage door openings including intermediate piers must not exceed 40% of the entire width of the front elevation of the single dwelling.	The existing garage will remain unchanged.	YES
Privacy			
P26	Overlooking of adjoining yards and living areas from balconies at the upper level and from living areas is to be minimised, and building layouts are to be designed in relation to window placement and sill heights and doors to maximise privacy and minimise noise effects.	The proposal respects the privacy of neighbouring properties with substantial side setbacks from the living areas.	YES
P27	Windows of habitable rooms at first floor level are to be offset relative to the side windows of adjoining dwellings. Screening devices and screen planting are to be utilised to minimise overlooking and maintain privacy between living areas and open recreation areas and to reduce loss of privacy to adjoining dwellings.	Screen planting is proposed along side boundaries to maintain adequate privacy between neighbours.	YES

P28	Greater separation between the building and those adjoining should be provided for increased privacy, where necessary	Proposed location of the secondary dwelling meets the requirements.	YES
P29	Balconies are not to be located at first floor level where they overlook neighbour's outdoor living areas, unless adequate screening is implemented. Upper floor balconies will only be permitted off bedrooms and be of minimal dimensions. Living areas, including studies at the upper level are to have raised sill heights and/or translucent glazing of windows to minimise loss of privacy to adjoining dwellings.	N/A	N/A
Access			
P30	Vehicular access to and from the dual occupancy must be in a forward facing direction.	N/A	N/A
P31	Tandem (not side by side) parking is not permitted where access to a dual occupancy is provided by a single driveway.	N/A	N/A
P32	Access shall be via land under title to the allotment and not via a right of way across an adjoining property.	N/A	N/A
P33	Council will not consent to development where a dual occupancy is proposed to face a major arterial road unless access is provided via an adjoining local road or by way of a consolidated driveway.	N/A	N/A
P34	Each dwelling is to have a separate and clearly identifiable entry that is easily accessible from the front road and parking areas.	N/A	N/A
Energy Efficiency			
P35	Where ever possible regard should be given to improving energy efficiency. Energy efficient designs, materials and devices shall be considered in the construction of any dwelling. This issue is to be addressed in detail in the Statement of Environmental Effects, which accompanies the Development Application.	BASIX certificate is included with the application.	YES
Solar Access			
P36	New dual occupancy development is to ensure adequate sunlight is available for occupants of new buildings and to minimise loss of winter sun to adjoining premises. Overshadowing in winter of adjoining premises is to be minimised, using minimum floor to ceiling heights and maximising setbacks of southern elevation walls at the upper level. Maximum use is to be made of north facing areas for windows, outdoor recreation, clothes drying, etc	N/A	N/A
P37	First floor sections of dwellings are preferably to be incorporated within attic rooms, to minimise overshadowing to the south. Shadow diagrams are to accompany applications for two-storey development. The height of the wall of the first floor level section on a southern elevation is not to exceed 2.6 metres above its floor level.	N/A	YES
P38	The southern elevation of the first floor on the minimum setback is not to exceed 10 metres in length. Council will permit extension if the wall is inset a further 2 metres as shown in Figure 42.	N/A	N/A
Duplex Development			
P39-P47	N/A	N/A	N/A

Subdivision			
P48	Dual occupancy and secondary dwelling developments, by definition, do not permit subdivision by Torrens Title.	No subdivision proposed.	YES
P49	Dual occupancy developments in the R2 zone will not be permitted to be subdivided by Strata or Community Title.	N/A	N/A
P50	A secondary dwelling will not be permitted to be subdivided under any titling system by virtue of its reliance on the principal dwelling and its small size.	No subdivision proposed.	YES
Conversion of a Dwelling House			
P51	Where an application is made to create two dwellings by means of conversion of a dwelling house with floor space ratio exceeding 0.55:1 and built prior to 19 June 1987, the Council may consent to the application if no increase in floor space ratio will result.	N/A	N/A
Existing Dwellings			
P52	Council will not consent to a Dual Occupancy where the proposal will result in more than two dwellings. This includes cases where a dwelling is to be added to an existing building with two pre-existing domiciles	N/A	N/A
Utility Services			
P53	All water and sewerage pipes and duct work must not be visible from a public place and must meet Sydney Water's requirements	All new water supply and waste pipes will be concealed internally	YES
P54	Electricity power poles placed within the front yard of the house must be treated in colours that match the existing single dwelling and be to Council's satisfaction	A new power pole will only be installed if required by Ausgrid	N/A
Drainage			
P55	All drainage works must comply with Council's Stormwater Management Code.	A Stormwater Concept Plan is included in this submission	YES
P56	Existing natural overland stormwater flow paths must not be diverted by fencing, retaining walls, buildings, paved areas or any other form of construction.	Complies	YES
P57	New hard paved surfaces must be kept to a minimum to prevent stormwater runoff.	New hard paved surfaces are restricted to the driveway, verandahs, porches and pool surrounds.	YES
P58	Stormwater runoff from roofs, hard surfaces, swimming pools and the like must be collected, piped and drained to the kerb or an inter-allotment drainage system. Charged lines are permitted, however these must be designed by a practicing Hydraulic Engineer.	A Stormwater Concept Plan is included in this submission	YES
P59	Pits and pumps are generally not permitted, except within basement garages.	A Stormwater Concept Plan is included in this submission	YES
P60	Absorption trenches are generally not permitted.	Absorption trenches are not proposed	TBC
P61	Ground floor levels must be sufficiently elevated so as not to be subject to flooding.	A Stormwater Concept Plan is included in this submission	YES
P62	Soft landscaping and pervious surfaces must be maximised on the site.	Soft landscaping in maximised	YES
P63	A stormwater concept plan is required to be submitted to Council in accordance with Council's Stormwater Management Code.	A Stormwater Concept Plan is included in this submission	YES

4.5 Dwelling Houses, Attached Dwellings, Semi-Detached Dwellings, Ancillary Structures			
4.5.2 Development Controls		Comment	Comply
Building Appearance			
Design			
P1	The design of the single dwelling must aim to match or compliment the best design and detailing of development in the area, as well as, be of high architectural quality.	The proposal has a high level of architectural merit, utilising detailing found in the subject dwelling and surrounding conservation area	YES
P2	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 neighbours and the streetscape.	The proposal is compatible with the surrounding dwellings, heritage conservation area and nearby heritage items. The detailing of the additions complements the existing structure	YES
P3	Building heights must relate to the general character of the houses in the immediate locality and in the street.	The proposal is not higher than neighbouring properties	YES
P4	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.	The proposal has well articulated walls, and roof form, using elements such as gables and hips.	YES
P5	Wide and/or long elevations must be treated to provide for visual relief in the form of setbacks, recesses and articulations.	The additions have substantial articulation	YES
P6	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.	As existing.	YES
P7	Where there is a side entrance, it must be clearly identified by design and detailing such as paths, planting, fencing or side porches.	N/A	N/A
Materials, Workmanship and Finishes			
P8	Materials and workmanship must be of high quality and compatible with the style of the single dwelling and with the best of surrounding development.	The proposal will be constructed with high quality materials and workmanship, and will be compatible with the existing dwelling and the surrounding area	YES
P9	Appropriate materials and finishes must complement the architectural style of the single dwelling.	A materials and finishes schedule is included with this application	YES
P10	Samples of finished surface materials such as bricks, tiles, ridge capping, windows, doors and a schedule of paint colours must be submitted to Council as part of the Development Application.	A materials and finishes schedule is included with this application	YES
P11	An orderly pattern of door and window treatment is required to compliment 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 for consistency in appearance.	Window and door treatment is compatible with the style of the existing dwelling and heritage conservation area, detailing will be consistent with the existing dwelling	YES
Building Elements			
P12	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	The proposed cabana and gym are modest single storey structures that are well removed from the rear of the dwelling. The roof forms connecting the	YES

	DCP controls and compliment the character of the residential area.	dwelling and cabana/gym are set below the gutter line of the principal dwelling, and will be constructed of face brick walls and hipped roofs clad in tile to match the existing. The new garage is proposed to be a semi basement garage, accessed at grade, located to the north-west elevation to the rear of the existing dwelling, beneath a proposed terrace and cabana.	
P13	Window treatments such as hoods, bay window design and/or timber framing in appropriate situations may be required to enhance the building appearance.	Appropriate window treatments are included as part of the proposal	YES
P14	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.	The verandah and porch are designed to optimize sun exposure and maintain privacy for both the home and neighbouring properties, minimizing overlooking and overshadowing	YES
P15	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.	N/A	N/A
P16	External stairways are not permitted to the first floor level of the single dwelling or to balconies and first floor verandahs.	The proposed external stairway is located at the rear of the lower ground addition and will be screened by proposed landscaping. It provides access to the ground floor level only and is consistent with the character of neighbouring dwellings, many of which feature external stairs leading to backyard areas due to the sloping nature of the site	YES
Streetscape			
Site Planning and Design			
P1	Single dwelling design must preserve existing characteristics of neighbouring houses and enhance the existing built form and streetscape values. New single dwellings must be of similar scale, form, bulk, placement and character to adjoining and nearby single dwellings in the street.	The streetscape appearance of the existing dwelling is not affected by the proposal	YES
P2	The building line must be consistent with the adjacent single dwellings.	The front building line is not to be changed	YES
P3	Building height at the street frontage must not exceed the height and scale of adjoining development	The front building height is not to be changed	YES
P4	Roof design, materials and detailing must be complementary to the streetscape character.	The streetscape appearance of the existing dwelling is not affected by the proposal.	YES
Major Alterations and New Single Dwellings			
P5	New attached dwellings and semi-detached dwellings will generally not be permitted on land subject to the Building Appearance and Streetscape provisions, nor within heritage conservation areas, unless the attached or semi-detached	N/A	N/A

	form can be established as the predominant building form in the existing locality, and the design of the new structures is sympathetic to those existing structures.		
P6	The design of major alterations must retain characteristic features prevalent in houses in the street. For example, design features such as a verandah, front gable, window awning, bay window, face brickwork or stone details should be retained or re-instated to retain and reinforce the prevailing streetscape character.	The proposal retains the principle original building form and does not alter the front part of the house	YES
P7	The design of new single dwellings or alterations must incorporate characteristic features prevalent in houses in the street. For example, design features verandah, bay window, gable or main entry must be sympathetic and contribute to the prevailing streetscape character.	The proposal utilises architectural typologies found in the existing dwelling and neighbouring dwellings.	YES
Two Storey Development			
P8	A full two storey single dwelling would not be considered appropriate where surrounding single dwellings are mostly single storey. However, a part two storey single dwelling may be considered if the first floor is setback a minimum of 9m behind the front building line of the ground floor and located behind the main roof form of the building.	The proposal utilises the topography of the site to provide for a lower ground floor level behind the retained dwelling	YES
P9	Two Storey Development To better integrate a new first floor level into a single storey area, its height and bulk can be kept to a minimum by reducing the floor to ceiling heights, together with the use of raked ceilings and attic type rooms with suitably proportioned dormer windows, where appropriate. The style of dormer windows should be compatible with the style of the house.	The part of rear addition while effectively two storey, are not a traditional second-storey addition as anticipated by the DCP.	YES
Gardens, Landscaping and Fences			
P10	Front and side gardens, driveway entries and paths must use similar materials and methods to reinforce existing streetscape character. Planting and methods should follow existing patterns of development to reinforce the contribution of front and side gardens to the prevailing character of the streetscape.	The proposed landscape plan complies with the control.	YES
P11	Front and side return fences must be of similar height, material and style to be in character and scale with existing fences or those of adjoining houses and in the street generally and in conformity with the *Front and Side Fences* section of this DCP Part.	The new fence design along the Appian Way complements the dwelling and surrounding timber palisade fencing, which often features varied detailing and optional brick bases. The height of the brick base is determined by topography. A highly detailed brick boundary fence is proposed along the Liverpool Road boundary to suit the arterial road context and match the dwelling's style, consistent with historic photographs showing a similar fence.	YES
Location of Vehicle Access, Garaging and Car parking			
P12	Where there is suitable side access for new garages and outbuildings they should be located to the rear of the property.	The new garage will be located to the rear of the existing dwelling, beneath a proposed terrace and cabana.	YES

P13	New carports may be located along a side driveway providing these are setback from the building frontage and back from any front or side verandah.	N/A	N/A
P14	Garage door openings including intermediate piers must not exceed 40% of the entire width of the front elevation of the single dwelling.	N/A	N/A
P15	Any paved car parking spaces and carport structures must be located behind the front building line. Access driveways are not precluded.	No new paved car parking spaces nor carport structures are proposed.	YES
P16	New driveways, paved turning areas and paths visible from the street must not dominate the front garden or impact on the streetscape values. Paving materials must be compatible with general streetscape character in terms of materials, colour, texture and extent.	The existing primary concrete driveway is in the same footprint as the existing driveway. The existing secondary concrete driveway is in the same footprint as the existing with the minor widening.	YES
Sunlight			
P1	All building work must minimise overshadowing to adjoining properties, particularly to the south.	Shadow diagrams accompany the proposal. Due to the existing layout of the Property, the proposal does not cause significant additional. overshadowing.	YES
P2	Two storey single dwellings must not eliminate solar access on adjacent smaller dwellings.	N/A	N/A
P3	The street configuration of certain lots in the Burwood LGA does not allow shadowing to be prevented. There will be some instances where dwellings may lose sunlight on narrow lots with an east to west axis this is notwithstanding that Council makes every effort to ensure reasonable solar access.	Due to the existing layout of the property, the proposal does not cause significant additional overshadowing.	YES
P4	Maximum use must be made of north facing areas for windows, outdoor recreation and clothes drying, etc.	The proposal incorporates sufficient north facing glazing, outdoor areas etc for passive solar energy.	YES
P5	During the summer season, the sun is not to cause overheating in living areas of single dwelling. This overheating can be reduced through effective methods such as insulation, reflective barriers and shading.	The proposal will utilise double glazed timber framed windows and doors, high levels of insulation and appropriate shading of glazing to minimise excessive heat gain in summer	YES
P6	The floor to ceiling height for the first floor level of the proposed single dwelling is not to exceed 2.6m, and the ground floor level is not to exceed 2.7m. However, the floor to ceiling height for the first floor level is required to be 2.4m in respect to a single dwelling in a Conservation Area or in respect to additions to a heritage item.	The proposal is effectively a ground level addition with a lower ground level. The proposed ground floor ceiling heights match those of the existing dwelling, while ceiling heights for habitable rooms on the lower ground level do not exceed 2.7 metres. The proposed changes to the existing attic floor level does not exceed the 2.4m in ceiling height, and are all set within the existing roof.	YES
P7	Building floor levels must not be raised, where there is a slope to the site. Building heights are to be minimised by cutting of a site rather than filling.	The proposal is level with the existing ground floor level.	YES

P8	The southern elevation of the first floor building on the minimum setback is not to exceed 10m in length. Council will permit further extension if the wall is inset a further 2 metres as shown in Figure 74.	N/A	N/A
Privacy			
P1	Detailed site and building design elements should be incorporated to increase privacy without compromising access to natural light and air. Design detailing may include: (i) Solid or semi-solid balustrades to balconies (ii) Offset windows of dwellings (iii) Recessed balconies and/or vertical fins (iv) Louvres or screen panels to windows and/or balconies to minimise overlooking and maintain privacy between living areas and open recreation areas (v) Fencing (vi) Vegetation as a screen between spaces (vii) Pergolas or shading devices to limit overlooking	The layout of the primary indoor and outdoor living areas are designed to maximise privacy	YES
P2	Living areas, including studies, at the first floor must have raised sill heights and/or translucent glazing of windows to minimise loss of privacy to adjoining single dwellings.	The proposal does not include living areas nor studies to the attic level.	YES
P3	Translucent or opaque windows must be provided to all bathrooms, en-suites, water closets (i.e. toilet), and stairwells.	Translucent glazing will be utilised to all bathrooms	YES
P4	Building layouts must be designed in relation to window placement, sill heights and doors to maximise privacy and minimise noise effects.	The proposal has been designed to maximise privacy to neighouring dwellings.	YES
P5	To provide sufficient privacy there must be adequate building separation.	The proposed additions have an adequate setback resulting in providing sufficient privacy.	YES
Balconies			
P6	Balconies are not to be located at first floor level where they overlook neighbour's outdoor living areas, unless adequate screening is implemented.	N/A	N/A
P7	Balconies are not permitted on the side elevation, with the exception of single dwellings located on corner blocks, i.e. the elevation facing the secondary street frontage.	N/A	N/A
P8	First floor balconies will not be permitted off living areas (bedroom access only) and must be of minimal dimensions. These balconies must not exceed a maximum width of 1.5 metres.	N/A	N/A
Height			
P1	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 height of existing building remains as existing. Proposed alterations and additions do not exceed the height limit.	YES
P2	Notwithstanding P1 above, in particular circumstances there may be exceptions granted for steeper pitched roofs that do not detract from the aesthetics of the single dwelling.	N/A	N/A
P3	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	Proposal does not exceed two storeys in height above the natural ground level.	YES

	not exceeding 2.3 metres from the underside of the edge beam and is below existing ground level as described in P5 below.		
P4	The basement area must not be used as a habitable room.	Only the garage area is basement	YES
P5	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 proposed basement garage does not exceed 750mm when measured to the top of the ground floor slab above the existing ground level.	YES
P6	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 walls will be constructed of a face brick and cladded in a natural sandstone tiles.	YES
P7	The basement shall be wholly within the footprint of the dwelling above.	The basement garage is partially under the dwelling above and partially under the cabana and terrace. The creation of the terrace creates a level outdoor living area which links well with the pool and garden and is therefore appropriate that the area under the terrace is also basement garage.	YES
P8	The floor to ceiling height of the first floor level is not to exceed 2.6 metres to minimise overshadowing and excessive height.	The proposed works to the existing attic level remain entirely within the existing roof form.	YES
P9	The floor to ceiling height of the ground level of new development is not to exceed 2.7 metres.	The proposed ground floor ceiling heights match those of the existing dwelling.	YES
P10	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 ceiling heights within comply with BCA ceiling height controls for attics	YES
P11	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.	The proposal complies with BCA floor to ceiling heights	YES
P12	Building heights must relate to the general character of houses in the immediate locality and in the street.	The proposal is consistent in height with the other houses in the heritage conservation area	YES
Storage			
P13	Storage areas in roofs of single dwellings are permitted as long as there are nopermanent 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.	The proposed storage areas are located on the attic floor level. No dormers are proposed to the storage.	YES
Setbacks			
P1	Single dwellings must comply with the minimum setback requirements as set out in the table below: Front Setback: (i) Two storey (second storey component of the dwelling only) – 9m	The proposal meets the control.	YES

	(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 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, on 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		
P2	All single dwellings must provide an eave overhang. The minimum width of the eave including the gutter must be 450mm.	600mm eaves overhangs proposed	YES
P3	Council may consider a variation to reduce the eave heights, provided that there is no increased overshadowing.	N/A	N/A
P4	Single dwellings must provide setbacks that are consistent with the existing setback.	The proposed additions are consistent with the existing setbacks	YES
P5	A reduced setback which utilises existing foundations may be acceptable for single storey dwellings.	N/A	N/A
P6	An increased front setback may be required for new building works that are bulkier than the existing single dwellings on the adjoining sites.	No change to front setback is proposed.	YES
P7	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).	N/A	YES
P8	Where a first floor elevation is greater than 10m along the southern elevation, that part of the first floor elevation greater than 10m must be setback a further 2m from the side building line (Refer to Figure 74).	N/A	YES
P9	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 over shadowing 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	N/A	YES
P10	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	No changes to existing garage setback is proposed.	YES

	pergolas, subject to compliance with the Building Code of Australia requirements.		
Floor Space Ratio and Built Area			
P1	The maximum Floor Space Ratio (FSR) is set out in the Floor Space Ratio Map. FSR and its calculation are defined in the BLEP 2012.	The proposal complies with the FSR control of 0.55:1	YES
P2	The maximum Built Area is 67%. Built Area is determined to be the total floor area of all buildings relative to the area of the allotment of land, expressed as a percentage. The calculation of Built Area shall be taken from the external face of walls (i.e. includes wall thickness) and includes the area of each floor or storey balconies, verandahs and the like, whether covered or uncovered, open or enclosed garages, carports and covered parking (except basement car parking) and outbuildings. Built Area excludes outdoor swimming pools, paths and exterior driveways.	The proposal complies with the maximum built area – refer areas diagrams as part of the submission	YES
P3	Irrespective of the allotment size, Council does not generally favour single dwellings exceeding 450 sqm Built Area. Applicants should submit written justification in support of larger dwellings. Buildings above this size will generally only be allowed where the allotment size and the character of the existing development in the area so warrants.	Although the proposal exceeds the control, it is commensurate with respect to the land size and floor space ration. The proposal does not result in any adverse impacts to neighbouring properties due to its total built area.	YES
P4`	In an R1 and R3 zone, a maximum Built Area of over 67% may be considered having regard to the predominant land uses in the vicinity, their scale, the streetscape and the impact of the proposal on surrounding development.	N/A	N/A
Landscaped Areas			
P1	A minimum 30% of the front setback (i.e. front yard) is to consist of soft landscaping	The proposal complies with the control	YES
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 proposal complies with the control	YES
P3	Paved or hard surfaces shall incorporate appropriate drainage to control water runoff and avoid nuisance to adjoining properties. Paving materials must be selected to blend with both building materials and plantings.	Paved areas are restricted to the driveway and pool surrounds and are as minimal as possible.	YES
P4	Where practical, new structures must be positioned to provide for the retention and protection of existing significant trees and other natural features. Where removal of existing trees is proposed, details of suitable replacement trees are to be provided. These must be replaced at a rate of one new tree for each tree removed, or as otherwise specified by Council's Landscape Code.	The proposal includes an arborists report regarding trees.	YES
P5	Cutting and filling is to be minimised as far as practicable. Fill material must be clean fill only and placed in such a manner so as not to disturb existing trees that are to be retained. The maximum permitted depth of fill on a site is 500mm.	The proposal works within the site constraints to minimise cut and fill.	YES
P6	All Development Applications for new dwellings must be accompanied with a Landscape Plan as part of the application submission	Landscape Plan is provided	YES

P7	All planting beds and mounds must be mulched to a depth of 50-75mm using coarse textured mulch.	Garden beds will be mulched as specified	YES
P8	Plants that are declared priority under the Biosecurity Act 2015 must be identified and removed.	Refer Arborist report	YES
P9	The siting of new buildings, structures, driveways and other hard surface areas must take into consideration impacts on the root zone of existing trees	Refer to Arborist report	YES
P10	Tree species must be considered that provide shading in summer and solar access in winter	Refer to Landscape Plan	YES
P11	Plant species should be chosen which have low water requirements.	Refer to Landscape Plan	YES
P12	New plantings must be complementary to the existing streetscape.	Refer to Landscape Plan	YES
P13	Aboveground rainwater tanks must not be installed in the front setback. Consideration will be given to underground rainwater tanks in the front setback.	Refer to Stomrwater Concept Plan	YES
Utility Services			
P1	All water and sewerage pipes and duct work must not be visible from a public place and must meet Sydney Water's requirements.	All new water supply and waste pipes will be concealed internally	YES
P2	Electricity power poles placed within the front yard of the house must be treated in colours that match the existing single dwelling and be to Council's satisfaction	A new power pole will only be installed if required by Ausgrid	YES
Drainage			
P1	All drainage works must comply with Council's Stormwater Management Code.	A Stormwater Concept Plan is included in this submission	YES
P2	Existing natural overland stormwater flow paths must not be diverted by fencing, retaining walls, buildings, paved areas or any other form of construction.	Complies	YES
P3	New hard paved surfaces must be kept to a minimum to prevent stormwater runoff.	New hard paved surfaces are restricted to the driveway, verandahs, porches and pool surrounds.	YES
P4	Stormwater runoff from roofs, hard surfaces, swimming pools and the like must be collected, piped and drained to the kerb or an inter-allotment drainage system. Charged lines are permitted, however these must be designed by a practicing Hydraulic Engineer.	A Stormwater Concept Plan is included in this submission	YES
P5	Pits and pumps are generally not permitted, except within basement garages.	A Stormwater Concept Plan is included in this submission	YES
P6	Absorption trenches are generally not permitted	Absorption trenches are not proposed	YES
P7	Ground floor levels must be sufficiently elevated so as not to be subject to flooding	A Stormwater Concept Plan is included in this submission	YES
P8	Soft landscaping and pervious surfaces must be maximised on the site	Soft landscaping in maximised	
P9	A stormwater concept plan is required to be submitted to Council in accordance with Council's Stormwater Management Code.	A Stormwater Concept Plan is included in this submission	YES
Swimming Pools			

P1	The private open space must be useable and reasonably sized to incorporate a swimming pool. The pool area must not utilise the remaining private open space	The site accommodates significant private open space	YES
P2	Pool equipment must be located so as to minimise excessive noise impacts.	The pool equipment is located away from habitable rooms and minimises noise impacts	YES
P3	The siting of the pool must minimise noise impacts and water splash on neighbouring properties.	The pool is sited at ground level in the rear yard, between the primary house and the rear gym, and has a sufficient set back form side and rear boundaries.	YES
P4	The landscape design must provide summer shade for pool users	Adequate shade is available to pool users	YES
P5	The swimming pool area shall be fenced in conformity with the Swimming Pools Act 1992, the Building Code of Australia (BCA) and Australian Standards AS 1926-2007 Part 1 and 2 – Swimming Pool Safety	Pool fencing will be compliant with all required codes and standard	YES
P6	Swimming pool fencing shall separate the pool from the dwelling, outbuildings, structures and any adjoining premises or public place	The pool fencing separates the pool from the dwelling, cabana and the gym.	
P7	A minimum setback of 1m must be provided from the water edge of the pool to the boundary.	The waterline is set back more than minimum requirement.	YES
P8	Pools are not permitted in the front yard of a property.	The pool is located in the rear yard	YES
P9	No ancillary or other structures are permitted within the fenced pool area, except for diving boards or pool filter equipment.	None are proposed.	YES
Fire Safety			
P1	External walls of single dwellings and other structures must be of fire resistant construction, and comply with the relevant provisions of the Building Code of Australia.	The proposal will comply with all relevant provisions of the BCA	YES
P2	Approved smoke alarms must be installed in accordance with the Building Code of Australia and Australian Standard AS 3786-1993 - Smoke Alarms.	Hard wired interlinked smoke alarms will be installed as required.	YES
P3	Effective setback and/or protection of structures from fire source features must be in accordance with the Building Code of Australia	Proposed setbacks exceed any setback requirements in the BCA	YES
Demolition			
P1	All demolition must be carried out in accordance with Australian Standard AS 2601- 2001- The Demolition of Structures.	All demolition will be carried out in accordance with Australian Standard AS 2601- 2001- The Demolition of Structures.	YES
P2	All building materials containing asbestos must be carefully handled and removed from the site in accordance with WorkCover requirements.	All building materials containing asbestos will be carefully handled and removed from the site in accordance with WorkCover requirements.	YES
P3	To minimise dust and debris that cause an unnecessary hazard and/or damage to surrounding properties, appropriate protective measures must be taken.	Appropriate protective measures will be taken.	YES

P4	To minimise sediment movement and water pollution due to surface run off, protective environmental site management measures must be employed on site.	Protective environmental site management measures will be employed on site	YES
P5	To minimise damage to street trees, footpaths, kerbing and road pavements, protective measures must be employed	Protective measures will be employed	YES
Earthworks			
P1	Adequate sedimentation control measures must be provided around sites to prevent polluted surface run off reaching water course or adjoining land, prior to the commencement of any work.	An erosion and sediment control plan will be provided at CC stage	YES
P2	To prevent earthworks from becoming dangerous to life or property, excavation must be adequately shored and guarded	Structural design will be provided at CC stage	YES
P3	Batters or underpinning of excavation is required to protect structures on adjacent properties from ground surface movement.	Structural design will be provided at CC stage	YES
P4	The details of excavation or filling of land must be included in the Development Application	The architectural drawings show existing ground lines and proposed ground lines	YES
P5	A dilapidation survey may be required to be carried out for excavations.	Dilapidation reports will be carried out on neighbouring buildings prior to the commencement of demolition	YES
P6	In excavated areas after rain periods, seepage, or the ponding of water must be collected and disposed of in an appropriate manner.	A site construction management plan will be provided at CC stage	YES
P7	The maximum permitted depth of fill on a site is 500mm. Cutting and filling is to be minimised as far as practicable. Fill materials must be clean fill only and placed in such a manner so as not to disturb existing trees that are to be retained.	The natural slope of the site has been utilise in this design to minimise cut and fill.	YES

4.5.3 Ancillary Structures			
4.5.3.1Garages			
P1	Garages must not be erected within the established dwelling setbacks and the street alignment.	N/A	N/A
P2	Garage floor to ceiling height must not exceed 2.5m	The new garage floor to ceiling height will be 2.5m	YES
P3	The height of the garage door must not exceed 2.1m.	The new garage door height proposed height will be 2.2m to accommodate the client's vehicle with roof racks on.	YES
P4	The external wall height must not exceed 2.7m above natural ground level.	Major part of the new garage external walls will be recessed below natural ground level.	YES
P5	The slope of the roof of a garage must not exceed 25 degrees to the horizontal.	N/A	N/A
P6	Where the proposed detached garage is given special permission to be closer than 450mm to the rear or side boundaries, a peg out survey showing the footprint of the building must be undertaken prior to the pouring of the footings/slab, and a final survey report showing the exact location of eaves and gutters to the boundaries must be submitted to Council or the Principal Certifying Authority upon completion.	N/A	N/A

P7	Garage door openings including intermediate piers must not exceed 40% of the entire width of the front elevation of the single dwelling.	N/A	N/A
P8	To prevent domination of the front elevation, attached garages must be setback further from the single dwelling.	The proposed garage, concealed beneath a terrace, will only be visible through a narrow driveway view when gates are open. It's simple design won't detract from the dwelling and won't be seen from Appian Way or Liverpool Road elevations	N/A
P9	Where a double garage is proposed forward, or within the front, of a single dwelling, the double garage doors must face the side boundary and have an adequate turning circle for safe entry and exit to the garage. Garage wall facades facing the street must incorporate residential architectural features such as windows	There is no structure proposed forward of the building line.	N/A
P10	A minimum 900mm side and 3m rear boundary setback is required for garage walls attached to a single dwelling.	The new garage sits below the existing natural ground therefore the rear boundary setback is not applicable.	N/A
P11	Council will not require written concurrence from an adjoining property owner to erect a garage adjacent to a boundary where the proposed garage is of masonry construction and is set back a minimum distance of 150mm from the respective side or rear boundary so as to enable the erection of a dividing fence	The new garage sits below the existing natural ground therefore the rear boundary setback is not applicable.	N/A
P12	Clad walls must be set back a minimum of 450mm from the side and rear boundaries to enable maintenance to be carried out.	N/A	N/A
P13	Notwithstanding P11 and P12 above, any garage or outbuilding with a floor area of 60 sqm or more, or a continuous wall length of 8m or more, must be a minimum of 900mm off all side and rear boundaries.	The proposed garage, cabana, and gym maintain a minimum side and rear setback of 900mm	YES
P14	Where a garage constructed of brick is located adjacent to the boundary, no openings will be permitted on the wall located on the boundary for privacy and acoustic reasons.	N/A	N/A
P15	Garages must be designed to be sympathetic to the existing character and design of the single dwelling in terms of roof pitch, materials and finishes	The proposed garage, concealed beneath a terrace, will only be visible through a narrow driveway view when gates are open. It's simple design won't detract from the dwelling and won't be seen from Appian Way or Liverpool Road elevations. Appropriate materials and finishes are proposed.	YES
P16	Cladding must consist of masonry, sheet metal (e.g. Colorbond), painted Zincalume or similar non reflective material. These materials must be compatible with the single dwelling on the site and consistent with the character of the immediate environment	The external walls will be cladded in sandstone tiles.	YES
P17	Roof cladding must consist of tiles, slates, sheet metal (e.g. Colorbond), painted zincalume, metal or other approved non-reflective roof material. These materials must be	The proposed garage is concealed beneath a terrace,	N/A

	compatible with the single dwelling on the site and be consistent with the character of the immediate environment.		
P18	The colours of roof and wall cladding must generally be of neutral tones, compatible with the single dwelling on the site and environmentally sensitive so as to minimise visual impact on the area.	N/A	N/A
P19	Garages are subject to a stormwater concept plan and stormwater must be collected, piped and drained to the kerb or inter – allotment drainage system in accordance with the Stormwater Management Code. A Stormwater Concept Plan in accordance with Council's Stormwater Management Code is to be submitted with DA's for any ancillary structures	A stormwater Concept Plan is included in this submission	YES
P20	Garages with vehicular access from side or rear lanes and streets must have a minimum front, rear or both boundary setback of 1.4m. Any fencing between the garage and the alignment on this boundary must be splayed at a 45° angle	N/A	N/A
P21	Basement garages must be confined to the building envelope. Adequate provision must be made for a deep soil zone and landscaped area	The proposed garage, concealed beneath a partially covered terrace and cabana, and it is confined to the proposed building envelope. Landscape Plan is a part of this application.	YES
P22	Garages must not be used or adapted for residential, industrial or commercial purposes without prior Council approval.	The existing garage, built in the 1930s and later converted, is now proposed to be restored and reinstated to its original function. The new garage will be used entirely for its intended purpose.	YES
P23	Amenities such as a shower, toilet or hand wash basin will only be permitted to be installed within a garage under specific circumstances, and at Council's discretion. Access to these amenities shall be by an externally-accessed door (e.g. opening onto the rear yard), as opposed to being accessed from the interior garage space, such to discourage use of the structure as a separate dwelling.	The proposal does not include any garage amenities.	YES
P24	Studios or habitable rooms will not be permitted above a detached garage or outbuilding. The use of the roof space for storage may be permitted subject to the provision of non-permanent access (e.g. pull-down ladder) and Council's satisfaction that the storage space does not contribute to the scale or bulk of the structure, nor adversely affect the amenity of neighbouring properties.	The proposal does not include any studio / habitable rooms above the existing garage.	YES
4.5.3.2 Carports			
Carports Behind Building Line			
P1	It is preferable that carports be erected in the rear yard of a property and not be erected between the wall of a single dwelling and the side boundary of the allotment.	N/A	N/A
P2	Where a carport is erected on the side of the single dwelling:	N/A	N/A

	It may be attached to the side wall of the single dwelling and extend to the boundary line. The carport roofline must be set back 500mm from the side boundary line. Supporting posts and beams are permitted adjacent to the boundary. Refer to Part 3.7.1.6 of the Building Code of Australia (BCA) for further information. The carport must stand clear of a side boundary fence (i.e. carports must not be attached to the fence) and there must be a clear space between the underside of the roof structure and any fence. Where it adjoins the side wall of a single dwelling, it must not be infilled at its side or ends. It may be enclosed at the front with open ornamental-type metal gates for security purposes.		
Carport Forward of the Building Line			
P3	Carports may be permitted between the building line and the street alignment provided: • The driveway to the rear of the site is less than 2.4m wide. • The driveway width to the rear of the site is between 2.4m and 2.6m, but it is not feasible to provide parking in the rear yard. • Where a side boundary fence exists or is proposed, the carport must stand clear of such a fence (i.e. it must not be attached to the fence) and there must be a clear space between the underside of the roof structure and any fence. • There is no interference or obstruction to the natural lighting or ventilation of the subject and adjoining single dwellings. • There is no interference or obstruction to users of the roadway or pedestrians. • The carport must not be enclosed. • Any gates must not open onto the footpath • The carport must be compatible with the streetscape. • The carport must not adversely affect the style and character of the front façade of the building. Advisory Note: Separate provisions apply to a carport if it pertains to a heritage item or a property within a heritage conservation area.	N/A	N/A
Carport Dimensions			
P4	Minimum dimension for a carport must be 5m x 2.5m.	N/A	N/A
P5	Maximum dimension for a carport must be 6m x 3m.	N/A	N/A
P6	Maximum height of a carport must be 2.4m, measured from the floor level to the outside surface of the roof cover.	N/A	N/A
Vehicular Access via Side or Rear Lanes			
P7	Carports with vehicular access from side or rear lanes and streets must have a minimum boundary setback of 1.4m. Any fencing between the carport and the alignment must be splayed at a 45-degree angle.	N/A	N/A

Design			
P8	Consideration must be given to the design and appearance of a carport and its effect upon the general appearance of the single dwelling and the streetscape.	N/A	N/A
P9	Carports located in front of or near the front of the single dwelling must have supporting posts that are architecturally compatible with the single dwelling. These supporting posts must have a 50mm diameter or 50mm square metal section	N/A	N/A
Levels			
P10	Where the carport is proposed to be located near the street alignment, the levels of a carport floor must be obtained from Council's Assets, Design and Contracts section and must be strictly adhered to.	N/A	N/A
4.5.3.3 Other Ancillary Structures			
P1	Any garage or outbuilding with a floor area of 60 square metres more, or a continuous wall length of 8 metres or more, must be setback a minimum of 900mm from all side and rear boundaries. This control seeks to limit the impact of substantial outbuildings on adjoining properties, and discourages outbuildings which are in close proximity to multiple boundaries. This control will also be applied to any new work where the combined floor area of all outbuildings exceeds 60 square metres.	The proposed cabana's rear setback varies between 0.9 m and 1.5 m. The south-east side setback is 20.5 m, while the north-west side setback is 17.6 m. Although the proposed gym area is under 60 m² and features a continuous wall under 8 m, all applicable setback requirements are met.	YES
P2	Where multiple ancillary structures are proposed upon a property, combining these uses within a single structure is encouraged.	The design and layout of the ancillary structures is appropriate	YES
P3	The controls applying to garages will generally be applied to other ancillary structures, such as sheds, studios, cabanas and the like.	The controls are applied to proposed cabana and gym.	YES
P4	Amenities such as a shower, toilet or hand wash basin will only be permitted to be installed within an outbuilding under specific circumstances, and at Council's discretion. Access to these amenities shall be by an externally-accessed door (e.g. opening onto the rear yard), as opposed to being accessed from the interior space, such to discourage use of the structure as a separate dwelling.	The proposed bath within the cabana building will be used by the pool users.	YES
4.5.3.4 Front and Side Fences			
Consideration of Development Applications Generally			
P1	In dealing with a Development Application for a front and/or side fence, Council must consider the following before making its decision: i) The general appearance ii) Its likely effect on adjoining properties iii) its likely effect on the streetscape iv) its likely effect on traffic v) Whether the design of the fence is consistent with the external appearances of the house vi) the need for splays where vehicular entrances are involved	The new fence design along the Appian Way complements the dwelling and surrounding timber palisade fencing, which often features varied detailing and optional brick bases. The height of the brick base is determined by topography. A high brick wall is proposed along the Liverpool Road boundary to suit the arterial road context and match the dwelling's style, consistent with historic photographs showing a similar high fence.	YES

P2	Material and finishes must complement the style of the single dwelling	The timber picket fence on a masonry base complements the dwelling and its Appian Way setting, while the high two-tone brick wall along Liverpool Road responds to traffic and matches the dwelling style.	YES
P3	Demolition of fences is allowed without the approval of Council except for heritage properties (i.e. heritage conservation areas and heritage items).	The works are part of a development application.	YES
P4	Fencing is not to impinge upon pedestrian and vehicular sightlines.	The proposed fencing will not impinge sightlines.	YES
P5	Where a Development Application relates to a corner allotment, the corner must be splayed to the satisfaction of Council's Traffic and Transport section. A fence in such a position will not be permitted if its erection will create a traffic hazard.	The new boundary fencing incorporates a substantial splay	YES
Height			
P6	The height of front fencing measured from existing ground level and taken from the public footpath side, shall satisfy the following: i) The maximum height of a picket or other similar open style fencing is 1.2m. ii) The maximum height of masonry or solid form fencing is 900mm. This includescourtyard fences where the courtyard is on or near the street alignment and not constructed or setback as provided in items (iii) and (iv) below. iii) 1.8m front fencing is permitted provided that this fencing is of a design where brickwork does not exceed 900mm in height and the remaining height is open style construction. Exceptions may be granted on arterial roads such as Liverpool Road, The Boulevarde, Coronation Parade, Burwood Road, Georges River Road and Parramatta Road. iv) A straight flush 1.8m high fence is not acceptable. Notwithstanding P6 (iii), 1.8m high fences may be permitted subject to articulation above or the provision of landscaping to provide visual relief. Alternatively, the fence is set back at least 1.5m from the street alignment.	The proposal of timber picket fence on a brick base complies with this control. The proposed 2.1m wall along Liverpool Road responds to the high traffic volume, with a suitable design and material finish. The additional height helps with acoustic impacts as well as security – the site is so large it is difficult to monitor the far corners of the site for trespassers.	YES
Materials			
P7	The external face of the fence must be of a good quality, with a low maintenance finish.	Refer drawings, the masonry fence is highly detailed	YES
Landscaping			
P8	The area between a fence and the street alignment must be suitably landscaped with low maintenance landscaping.	Refer to landscape plan.	YES
Levels			

P9	Footings for front fencing must be constructed at or below footpath alignment levels and must not encroach on the footpath as set out by Council's Assets, Design and Contracts section.	The footing will be constructed as control states.	YES
Side Boundary Fences			
P10	Side boundary fences must taper (reduce) in height where they are located forward of the front building line to the point where they meet the front boundary fencing.	No new side or rear fences are proposed.	N/A
P11	Side boundary fences forward of the building line may be of low ornamental type fences, open style fences or fencing of the same height and design of those approved for the front property boundary.	No new side or rear fences are proposed.	N/A
P12	Side boundary fences are not to exceed 1.8m in height behind the single dwelling and must not be constructed of pressed metal or exposed concrete block work.	No new side or rear fences are proposed.	N/A
Attached and Semi-Detached Dwellings			
P13	Common walls on the boundary will only be permitted where proposed in connection with an attached dwelling or semi-detached dwelling development, and where the DA comprises redevelopment of both sides of the shared boundary.	N/A	N/A
P14	Council encourages fence designs which apply to all frontages within an attached and semi-detached dwelling development.	N/A	N/A
P15	Cross easements for support and stormwater drainage must be created where necessary and be in place prior to the issue of an Occupation Certificate.	N/A	N/A
P16	Fire rating and sound transmission characteristics of common walls must comply with the BCA/NCC. Advisory Note: Attached and semi-detached dwellings are required to comply with all other provisions of Section 4.5 of the BDCP	N/A	N/A
Security			
P17	Front gates must be on, or close to, the front boundary or the front of the building. They must also be visible from front windows.	The front gate is in the existing location	YES
P18	Fence design must avoid creating entrapment spots.	Complies	YES
P19	Surface treatment of fences must use vandal resistant treatments such as paint and stain resistant finishes.	It is inappropriate to provide a painted masonry fence in this location	YES
P20	Double glazing must be considered as an alternative to a high solid fence to achieve noise insulation. Advisory Note: The provisions of the Dividing Fences Act are to be observed in regard to fences, on the dividing boundary between two properties.	The additions will include double glazing however there are significant areas of glazing to the existing heritage item which cannot be double glazed. Also to note, for traffic noise, standard double glazing is fairly ineffective without at least a 100mm air space between glass layers.	YES

4.6 Transport and Parking in Residential Developments			
P1	Basic parking requirement: Development in the R1, R2 and R3 zones must provide parking spaces on site for each proposed land use in accordance with Table 4. All parking generated by the development is to be provided on site, including any visitors parking. Contributions in lieu of onsite provision of parking will not be accepted in residential zones.	The proposal meets the minimum requirements	YES
P2	Compliance with Australian Standards: The design and construction of on-site: • Parking areas and parking spaces • Service and loading/unloading areas • Access to, from and within these facilities are to comply with the applicable Australian Standards. These Standards cover a range of technical requirements including design elements, dimensions, gradients, headroom, curves, delivery and service areas, and special requirements for people with disabilities. The applicable standards are the most recent versions (at the time of the application) of: • AS 2890.1 Part 1: Off-street car parking. • AS 2890.2 Part 2: Off-street commercial vehicle facilities. • AS 2890.3 Part 3: Bicycle parking facilities. • AS 2890.5 Part 5: On-street parking. • AS 2890.6 Part 6: Off-street parking for people with disabilities. • AS 1428.1: Design for access and mobility. • AS 1735.12: Lifts, escalators and moving walks - Facilities for persons with disabilities.	The proposal complies with the single residential provisions of the relevant standards.	YES
P3	Other requirements for single dwelling houses and development involving two dwellings on one allotment in Residential zones: • Generally only one driveway per property is permitted. • Circular driveways will be permitted on large lots that have a minimum site area of 900m² and have a minimum street frontage of 20m. The circular driveway where appropriate must also address controls within the BDCP such as Building Appearance, Streetscape, Heritage, Landscaped Areas, Vehicle Footpath, Crossing, Garages and Carports. • Paving of vehicular access ways and car parking spaces must be kept to a minimum to maximise soft landscaping and minimise stormwater runoff. • Excavations for basement garage must be limited to the perimeter of the proposed dwelling(s). Exceptions may be given to narrow sites (less than 11m inwidth).	Driveways as existing	YES

3.5. Visual Impact, Bulk & Scale

The proposed works are modest in bulk and scale, ensuring no impact on the setting or view corridors of nearby heritage items. Positioned at the rear of the existing buildings, they are largely concealed from the public domain and distant heritage items, apart from limited slot views. Their scale and massing are appropriate to both the existing buildings and the larger than average site at No. 2 Appian Way.
The proposed rear addition is adequately set back from the heritage item and is not of a scale, massing, or architectural character that would dominate it. The single storey addition sits well below the main ridge height of the existing dwelling and incorporates appropriate finishes.

3.6. Overshadowing

The accompanying shadow diagrams within the architectural set of drawings shows that the proposed alterations and additions have no shadow impact to neighbouring property of 2 Appian Way, a minor impact to neighbouring property of 53 Liverpool Road.

The proposal meets the minimum requirements stipulated in Burwood's DCP.

3.7. Acoustic and visual privacy

The proposal will retain the residential use of the site and there will not be any additional impact on privacy or noise.
The proposed development has been designed to respect the visual privacy of adjoining properties by orientating the windows and doors to reduce noise transmission and minimise overlooking and loss of privacy.

3.8. Energy efficiency & Water Management

The proposal will comply with the energy efficiency requirements as set out in the BASIX assessment and certificate accompanying this development application.

The proposal incorporates the following additional energy efficiency strategies,

- recycled building materials, such as timber for external joinery and the reuse of bricks, will be used in the construction wherever possible;
- salvaged building materials from the demolition will be recycled into the works wherever possible;
- durable, low energy materials, such as timber sheeting, will be used wherever possible;
- renewable low energy materials, such as timber, will be also be used, but rainforest timber species will be totally avoided with only certified plantation grown timbers to be used;
- natural light access to internal rooms is to be increased using reflected and controlled light through windows;
- new framed walls will be insulated;
- task lighting will be employed and room lighting will generally be by reflective up-lights with energy efficient globes;
- light internal colour schemes will be used to maximise natural light levels;
- natural cross ventilation will be increased by the location of openings;
- the hot water rooms will be located close together and close to the water heater and all hot water pipes will be insulated;
- only restricted flow showers and dual-flush toilets will be used to reduce water use;

The storm water runoff is to remain connected to the existing storm water system. Water management proposals comply with the water management controls contained in the DCP 2013 which are considered appropriate.

3.9. Safety & Security

The proposal retains the existing front façade and entrance, maintaining general safety & security and providing a clearly legible entry from Appian Way.

4. Section 4.15 (1)(b) & (c) – Built Form & Amenity Issues

This section will consider the following: The assessment of the Natural Environmental Impact; the Built Environment Impacts; the site Suitability and the Public Interest.

4.1. Assessment of Natural Environmental Impacts – S.4.15(1)(b)

The relevant matters for consideration under Section 4.15(1)(b) of the Environmental Planning and Assessment Act, 1979, have been considered in the preparation of this application.

4.1.1 Topography & Scenic Impacts

The natural landform has been retained to the front of the subject site, with all natural runoff patterns to this area being maintained. The proposal involves alterations to the rear of the site, new swimming pool and levels similar to existing levels. The alterations to the rear of the site recreate the landscape to the subject site.

4.1.2 Micro-Climate Impacts

The proposed development is unlikely to result in any adverse effects in the locality in terms of micro-climate and is considered acceptable in this regard.

4.1.3 Water & Air Quality Impacts

The proposed development is considered unlikely to result in any adverse effects on the locality in terms of water and air quality. Appropriate measures are to be undertaken in respect of the stormwater and runoff and accordingly, the proposal is considered acceptable in this regard.

4.2. Assessment of Built Environment Impacts – S.4.15(1)(b)

The relevant matters for consideration under Section 4.15(1)(b) of the Environmental Planning and Assessment Act, 1979, have been considered in the preparation of this application.

4.2.1 External Appearance & Relationship to Area Character

As extensively articulated already, the proposed development is considered to be in keeping with the character of the heritage locality. The alterations and additions are sympathetic in regard to the existing building and heritage issues, the neighbourhood, and in terms of appropriate bulk and scale.

There are no major changes proposed in the frontage of the subject property, and the additions are well set back and do not alter the streetscape. The proposal is consistent with the council's permissible development and within the foreseeable scope of any likely future development.

4.2.2 Relationship to Neighbouring Properties

This section will discuss the impact of the proposed development on the amenity of the surrounding area in terms of privacy and sunlight access.

4.2.2.1 Privacy

The proposed development has been designed to respect the visual privacy of adjoining properties by orientating the windows and doors to reduce noise transmission and minimise overlooking and loss of privacy.

4.2.2.2 Solar Access

As discussed above, the proposed development has been designed in accordance with energy efficiency principles and will not result in any overshadowing impact on adjoining properties.

4.3. Social and Economic Impacts - S.4.15(1)(b)

The proposed development is considered likely to be positive in terms of social and economic impacts and is considered to be beneficial addition to the locality given the current state of the premises and its important historic merit.

4.4. The Suitability of the Site for the Development-S.4.15(1)(c)

The relevant matters for consideration under Section 4.15(1)(c) of the Environmental Planning and Assessment Act, 1979, have been considered in the preparation of this application.

Having regard for the characteristics of the site and its location, the proposed development is appropriately:

- consistent with the objectives of the residential zone under the Burwood LEP 2022;
- consistent with the scale, form and design of the surrounding development and potential future development within the locality; and
- it will not result in any significant adverse impact with respect to overshadowing and privacy on adjoining properties or the streetscape.

4.5. The Public Interest - S.4.15(1)(e)

The application is consistent with the requirements of the relevant environmental Planning Instruments and by Council therefore ensuring the priority of the public's interests. As demonstrated in this Statement, the proposed development is likely to have positive environmental impacts and respects the amenity of the neighbourhood.

5. Conclusion

This application has been assessed under the heads of consideration of Section 4.15 of the Environmental Planning and Assessment Act 1979 and all relevant instruments and policies.

The proposed development is of high-quality design, and respectful of the conservation area. It is consistent with the development and planning controls, as demonstrated within this Statement, and adheres to the requirements for height, massing, floor space ratio, scale and bulk of the subject site and existing building.

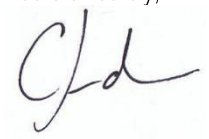
The design has been developed as a result of a site analysis that identified the optimal approach, siting and orientation of the additions to maximise liveability and environmental performance.

The proposed development sits comfortably within the locality and creates no unreasonable adverse impacts on any neighbouring property. The proposal is compatible with the existing and future surrounding development.

It is maintained that the proposed development is permissible within the statutory zone, consistent with the majority of provisions of statutory and non-statutory controls applicable to the site and performs well from an environmental planning perspective.

Consequently, on any balanced assessment of the proposed development under the provisions of section 4.15 of the Environmental Planning and Assessment Act, it would be concluded that the proposed development is acceptable. On this basis, the proposal is worthy of favourable consideration by Council.

Yours sincerely,



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Recommended Conditions of Approval

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

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

Document Description	***Date***	***Plan No/Reference***
Site Plan	15.01.2026	Some Commonplace, Drawing No. DA 01, Issue C.
Existing Site Plan	14.04.2025	Some Commonplace, Drawing No. EX 02, Issue A.
Existing Ground Floor Plan	14.04.2025	Some Commonplace, Drawing No. EX 03, Issue A.
Existing First Floor Plan	14.04.2025	Some Commonplace, Drawing No. EX 04, Issue A.
Existing Roof Plan	14.04.2025	Some Commonplace, Drawing No. EX 05, Issue A.
Existing West Elevation (Street)	14.04.2025	Some Commonplace, Drawing No. EX 06, Issue A.
Existing East Elevation (Rear)	14.04.2025	Some Commonplace, Drawing No. EX 07, Issue A.
Existing North Elevation	14.04.2025	Some Commonplace, Drawing No. EX 08, Issue A.
Existing North Elevation	14.04.2025	Some Commonplace, Drawing No. EX 09, Issue A.
Existing Section AA	14.04.2025	Some Commonplace, Drawing No. EX 10, Issue A.
Existing Section BB	14.04.2025	Some Commonplace, Drawing No. EX 11, Issue A.
Demolition Site and Roof Plan	14.04.2025	Some Commonplace, Drawing No. DE 01, Issue A.
Demolition Ground Floor Plan	14.04.2025	Some Commonplace, Drawing No. DE 02, Issue A.
Demolition First Floor Plan	14.04.2025	Some Commonplace, Drawing No. DE 03, Issue A.
Proposed Site Plan	15.01.2026	Some Commonplace, Drawing No. DA 02, Issue C.
Proposed Ground Floor Plan	15.01.2026	Some Commonplace, Drawing No. DA 03, Issue C.
Proposed First Floor Plan	15.01.2026	Some Commonplace, Drawing No. DA 04, Issue C.
Proposed Roof Plan	15.01.2026	Some Commonplace, Drawing No. DA 05, Issue C.
Proposed West Elevation (Street)	15.01.2026	Some Commonplace, Drawing No. DA 06, Issue C.
Proposed East Elevation (Rear)	15.01.2026	Some Commonplace, Drawing No. DA 07, Issue C.
Proposed North Elevation	15.01.2026	Some Commonplace, Drawing No. DA 08, Issue C.

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Proposed South Elevation	15.01.2026	Some Commonplace, Drawing No. DA 09, Issue C.
Proposed Section AA	15.01.2026	Some Commonplace, Drawing No. DA 10, Issue C.
Proposed Section BB	15.01.2026	Some Commonplace, Drawing No. DA 11, Issue C.
Proposed Materials and Finishes	15.01.2026	Some Commonplace, Drawing No. DA 12, Issue C.
Proposed Materials and Finishes	15.01.2026	Some Commonplace, Drawing No. DA 13, Issue C.
FSR Metrics	14.04.2025	Some Commonplace, Drawing No. DIA 05, Issue A.
Built Area Metrics	14.04.2025	Some Commonplace, Drawing No. DIA 06, Issue A.
3PM Shadow Diagram	15.01.2026	Some Commonplace, Drawing No. DIA 03, Issue C.
12PM Shadow Diagram	15.01.2026	Some Commonplace, Drawing No. DIA 02, Issue C.
9AM Shadow Diagram	15.01.2026	Some Commonplace, Drawing No. DIA 01, Issue C.
Proposed Tree Summary	15.01.2026	Some Commonplace, Drawing No. DIA 09, Issue C.
Additional Street Perspective	15.01.2026	Some Commonplace, Drawing No. DIA 10, Issue C.
Pool and Boundary Fence Details	15.01.2026	Some Commonplace, Drawing No. DIA 11, Issue C.
Swept Path Analysis	14.04.2025	Some Commonplace, Drawing No. DIA 04, Issue A.
BASIX Certificate	18.09.2025	A1813508
Statement of Heritage Impact	Revised January 2026	Prepared by NBRS.
Waste Management Plan	September 2025	Prepared by Some Commonplace.

2. **Inconsistency between documents.** In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

3. **Building Code of Australia.** All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.

4. **BASIX.** Compliance with all commitments listed in BASIX Certificate(s) numbered A1813508, amended on 18 September 2025.

5. **Support for neighbouring buildings.** If the development involves excavation that extends below the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

   (a) Protect and support the adjoining premises from possible damage from the excavation, and
   (b) Where necessary, underpin the adjoining premises to prevent any such damage, in accordance with relevant Australian Standards.

6. **Hours of work.** No work being carried out other than between the hours of 7:00am – 6:00pm Mondays to Fridays and 7:00am – 4:00pm on Saturdays, with no work at all being carried out on Sundays and Public Holidays. Demolition, excavation and/or construction works that involve heavy machinery, noisy trades or the like are not permitted to be carried out from 1:00pm to 4:00pm on Saturdays.

7. **Hoardings**

   (a) A hoarding or fence must be erected between the work site and any adjoining public place.
   (b) Any hoarding, fence or awning erected pursuant to this consent is to be removed when the work has been completed.

8. **Illumination of public place.** 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.

9. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath.

10. **Public space.** The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.

11. **Service Alterations.** All 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, Jemena, Ausgrid, etc), with all costs associated with this alteration to be borne by the applicant.

12. **Road Opening Permit.** In accordance with the requirements of the Roads Act, the applicant must obtain consent (*Road opening Permit*) from Council prior to any excavation being undertaken in the road reserve (this includes verge and public footpath areas). No works shall be carried out in the road reserve without this permit being paid and a copy kept on the site.

13. **Public Utilities.** Compliance with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

14. **Windows.** Translucent or opaque windows must be provided to all bathrooms, en-suites, water closets (i.e. toilet), and stairwells.

PLANNING

15. **Boundary Fencing.** All boundary fencing along the northern, eastern and southern boundaries is not to exceed 1.8m from the natural ground level.

16. **Bike Shed**. The bike shed is to be setback at least 150mm from any boundary to enable the erection of a boundary fence and allow for its accessibility and maintenance.

Our Ref: 2025.78
Enquiries: Miss H Lawes

BUILDING CONIDTIONS

17. Considerations to compliance with the National Construction Code (BCA) 2022 Volume 2 on construction of Class 1a and 10b structures.

18. Allowable encroachments (any fascias, gutters, and downpipes) will be constructed of non-combustible materials to confirm compliance.

19. The Principal Certifying Authority (PCA) must verify swimming pool barrier compliance including but not limited to the construction of pool gate to the requirements of AS1926.1-2012 prior to issuing the Construction Certificate.

SWIMMING POOL REGISTER

20. Before the issue of any occupation certificate, documentary evidence must be provided to the satisfaction of the principal certifier confirming that the pool/spa is registered in accordance with the Swimming Pools Act 1992. Registration can be undertaken online at: http://www.swimmingpoolregister.nsw.gov.au/.

ENGINEERING CONDITIONS

21. All activities and works external to the site, or that affect public roads, are to be carried out in accordance with 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.

22. A road-opening permit and/or 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.

23. 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.

24. 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 maintained at all times.

25. The following matters shall apply to the damage deposit listed in the **Table of Fees**:

    (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 the course of demolition and/or construction.

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

(c) The applicant shall lodge an application to council for 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.

26. Temporary measures shall be provided during demolition, excavation and/or construction to prevent sediment and polluted waters discharging from the site. In this regard an Erosion and Sediment Control Plan (ESCP) shall be prepared by a qualified practising engineer. All relevant erosion and sediment control measures as identified in the ESCP must be implemented during and throughout the entire works to prevent sediment and polluted waters discharging from the site.

27. All demolition and excavation materials are to be removed from the site or disposed off site using methods that comply with relevant environmental protection legislation.

Stormwater Plan:

28. The stormwater plans prepared by N. Koloff & Associates are satisfactory provided the following issues are addressed:

(a) Grated drain (Strip drain) shall be provided at vehicular crossing along the front property boundary and be connected to property drainage line.
(b) Any new drainage connection to street kerb shall be made using steel RHS, 75mm high for adequate concrete cover on footpath and at kerb or suitable 75mm high adapter shall be used at street kerb.
(c) The area surrounding the pool, including the open paved areas being so treated and/or drained as will prevent the flow of any waters to the detriment or inconvenience of the occupiers of the adjoining properties.
(d) Orifice diameter shall be calculated and its size be clearly labelled on plan, together with the cross section of discharge control pit (DCP).

Revised plans shall be submitted to Council for approval prior to issuing of Construction Certificate.

29. The stormwater works on the development property and connection to Council's street drainage system are to be inspected during construction by a hydraulic/civil engineer. The inspections are to be carried out at the stages of construction listed in the following schedule:

(a) Following joining of pipes and connection to Council's stormwater system.
(b) For on-site detention systems:
- Following set out of detention tank/area to confirm area and volume of storage.
- Following placement of weepholes, orifice and/or weir flow control, outlet screen and overflow provision.

30. The Principal Certifying Authority is to be provided with a Certificate from a practicing hydraulic/civil engineer. The Certificate shall state that all stormwater drainage and related work has been constructed in accordance with the approved plans and consent conditions **prior to the issuing of an Occupation Certificate**.

HERITAGE CONDITIONS

31. Front Fencing: the proposed fencing along the Appian Way frontage is to have a maximum height of 1m above ground level.

32. Polyvoltaic cells: The PV cells are to be deleted from the roof of the existing house.

33. Photographic Archival Recording: A Photographic Archival Record for the entire property should be prepared in accordance with Australia ICOMOS Burra Charter and Heritage NSW guidelines. The Archival Recording is to be prepared by a suitable qualified heritage consultant and submitted to Council for written approval **prior to the issue of any Construction Certificate**.

34. Schedule of Conservation Works: a detailed Schedule of Conservation Works (SOCW) is to be prepared by a qualified and experienced Heritage Conservation Architect, detailing all conservation works required to repair the house, outbuildings, grounds and other original features. The Schedule of Conservation Works is to include details of any works to original fabric required for NCC or BCA compliance, and is be supported by specifications, methodologies, drawings and details. The SOCW is to be submitted to Council's Heritage Officer for approval **prior to the approval of the Construction Certificate.**

35. Heritage Architect to be commissioned: an appropriately qualified and experienced Heritage Conservation Architect must be engaged for the duration of the project, to guide the conservation works and ensure the appropriate resolution of all matters relating to the heritage conservation of the property, including its grounds. Written confirmation of the engagement of the heritage architect is to be provided with the application for a Construction Certificate.

36. Experienced Conservation trades to be used: all work to existing heritage fabric must be carried out by suitably qualified tradespeople with practical experience in conservation and restoration of similar structures, materials and methods.

37. Protection of Fabric: all existing heritage fabric and features to be retained by the proposal must be properly protected during the process of demolition and construction. The Heritage Architect should be notified if any damage occurs, and should be repaired to match existing.

38. Implementation of Conservation Works: the appointed Heritage Architect is to provide written confirmation that all works listed in the Schedule of Conservation Works have been completed to the satisfaction of the Heritage Architect and in accordance with the approved Schedule of Conservation Works **prior to the issuing of any Occupation Certificate.**

Our Ref: 2025.78
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LANDSCAPING & TREE MANAGEMENT CONDITIONS

39. **Updated Arborist Report:** An updated Arborist Report prepared by a suitably qualified arborist must be submitted to Council's Manager City Development **for approval prior to the issue of a Construction Certificate**. The report must:

    (a) Assess the impacts of the proposed development on all trees proposed for retention.
    (b) Analyse the relationship between the development and on-site as well as nearby trees.
    (c) Assess all incursions into the Nominal Root Zone (NRZ) and Structural Root Zone (SRZ) for each retained tree.
    (d) Detail the extent, nature, and potential impacts of any encroachments.

    All assessments must be undertaken in accordance with AS 4970–2025: Protection of Trees on Development Sites.

40. **Tree Protection Overlay Plans:** Revised development plans that clearly overlay tree protection information for each tree identified for protection must be submitted to Council's Manager City Development **for approval prior to the issue of a Construction Certificate**. The plans must include:

    (a) Accurate delineation of the NRZ and SRZ for each retained tree (use of CAD software is preferred).
    (b) Clearly labelled Tree ID numbers, consistent with the Arborist Report.
    (c) Annotation of all proposed works within or adjacent to the TPZ/NRZ/SRZ, including but not limited to:

        - Footings
        - Services and drainage
        - Paving
        - Landscaping works

41. **Incursion Calculations:** The Arborist Report and plans must include detailed incursion calculations for each retained tree, including:

    (a) Distance and area of encroachments within the NRZ and/or SRZ.
    (b) Percentage of NRZ and/or SRZ affected by each proposed incursion.
    (c) All encroachments are to be calculated in relative terms (% of NRZ/SRZ area).
    (d) Recommend additional removals as per the above assessment.

    NRZ and SRZ calculations must comply with AS 4970–2025.

42. **Mitigation Measures for Excessive Incursions:** Where proposed works result in encroachments exceeding acceptable limits (up to 20% of the NRZ), the application must demonstrate appropriate design modifications and mitigation measures, which may include:

    (a) Relocation of structures outside the Tree Protection Zone.
    (b) Redesign of footings using pier and beam or suspended slab systems.
    (c) Redesign of landscaping and hardscape elements.
    (d) Use of root-sensitive construction techniques such as air spading or hand excavation.
    (e) Limiting machinery access and preventing ground compaction in proximity to retained trees.

43. **Root Location / Root Mapping:** Where significant root incursion is proposed—defined as greater than 20% of works occurring within the NRZ and/or SRZ—a Root Location or Root Mapping Report must be prepared prior to any excavation or construction works:

    (a) Excavation within the SRZ must be undertaken using non-destructive techniques only, including:

        - Water jetting (with reduced pressure to avoid root damage)
        - Air spade excavation
        - Hand excavation

44. **Tree Protection Measures:** All tree protection measures must comply with AS 4970–2025: Protection of Trees on Development Sites, including:

    (a) Calculation and establishment of Tree Protection Zones (TPZ) in accordance with the Standard.
    (b) Documentation of hold points and site inspection scheduling, to be provided in a tabulated format.
    (c) Installation of tree protection fencing prior to commencement of works and maintained for the duration of construction.

45. **Tree Retention Requirements:** The following trees are to be retained (as numbered on the submitted plans and documentation):

    (a) **Trees:** 1–16, 22, 23, 25–29, 32, 33, 37, 38;
    (b) **Street Trees:** Street Trees 1, 2, and 3 (*Lophostemon confertus*) are to be retained and protected in accordance with Council and AS 4970–2025 requirements.

46. **Revised Landscape Plan:** A revised Landscape Plan must be submitted to Council's Manager City Development **for approval prior to the issue of a Construction Certificate** and shall:

    (a) Clearly identify all trees on site (Trees 1–39, as numbered on the submitted plans and documentation)
    (b) Clearly labelled Tree ID numbers, consistent with the Arborist Report
    (c) Clearly indicate the retention or removal status of each tree.
    (d) Redesign landscape and landscape features to retain trees on the site.

47. **Replacement Tree Planting:** Replacement trees must meet the following requirements:

    (a) A minimum of eight (8) replacement trees must be provided.
    (b) Replacement trees must be canopy-providing species with a minimum mature height of 15 metres.
    (c) The following species are not acceptable and must not be included as replacement trees:

        - *Acer palmatum* 'Senkaki'
        - *Cercis canadensis*
        - *Gordonia axillaris* (noted as a shrub species)

    All proposed replacement tree species are to be demonstrated on the revised Landscape Plan.

48. **Trees Approved for Removal:** Trees approved for removal include(as numbered on the submitted plans and documentation): 17, 18, 19, 20, 21, 24, 30, 31, 34, 35, 36, 39

49. **Pruning or root cutting:** No pruning or root cutting is permitted to any street tree/s without the specific consent of Council.

50. **Neighbour's Trees:** Trees on a neighbour's property must not be pruned without the specific written consent of the tree owner's and of Council.

51. All approved landscape and tree works are to be carried out **prior to the issuing of an Occupation Certificate.**

DEMOLITION CONDITIONS

The following conditions are imposed to ensure compliance with relevant legislation and Australian Standards, and to ensure that the amenity of the neighbourhood is protected.

A Construction Certificate is not required for Demolition.

52. **Provision of contact details/neighbour notification. At least 7 days before any demolition work commences:**

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

53. **Compliance with Australian Standards.** All demolition work is to be carried out in accordance with the requirements of the relevant Australian Standard(s).

54. **Excavation.**

    (a) All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent the activities from being dangerous to life or property and, in accordance with the design of a structural engineer.
    (b) A Demolition Work Method Statement must be prepared by a licensed demolisher who is registered with the Work Cover Authority, in accordance with AS 2601-2001: The Demolition of Structures, or its latest version. The applicant must provide a copy of the Statement to Council prior to commencement of demolition work.

55. **Asbestos.** Where asbestos is present during demolition work, the work must be carried out in accordance with the guidelines for asbestos work published by Work Cover New South Wales.

56. **Asbestos – disposal.** All asbestos wastes must be disposed of at a landfill facility licensed by the New South Wales Environmental Protection Authority to receive that waste. Copies of the disposal dockets must be retained by the person performing the work for at least 3 years and be submitted to Council on request.

57. **Waste management plan.** Demolition material must be managed in accordance with the approved waste management plan.

58. **Disposal of demolition waste.** All demolition waste must be transported to a facility or place that can lawfully be used as a waste facility for those wastes.

PRIOR TO THE ISSUING OF A CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

59. **Fees**: The fees and/or bonds shown in the Table of Fees, are to be paid to Council or another approved collection agency (the Long Service Levy Corporation and its agents and an approved insurer under the Home Building Act 1989) and suitable evidence of payment is to be provided to the Principal Certifier prior to the issuing of a **Construction Certificate.**

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

60. **Building and Construction Industry Long Service Corporation Levy $3,300.00** (Payment to be made to Council, the Corporation or its Agent).

61. **Street Tree Protection Bond:** A monetary bond/bank guarantee to the value of **$3500 per street tree or $10,500 must be paid to Council,** prior to commencement of any works including demolition, to ensure the proper protection of the street tree 3 x *Lophostemon confertus* located in a heritage listed precinct and street scape. The tree will be inspected by Council at completion of the works and the bond released only if the tree is not damaged.

62. **Damage Deposit** - security deposit against damage occurring to Council's assets (footpath, road, stormwater drainage system, kerb and gutter, etc.) during building work **$8,281.00 (Payment to be made to Council as a bond prior to issue of a Construction Certificate and/or commencement of demolition/bulk excavation**

    NOTE: This deposit is refundable if no damage occurs.

    (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 the course of demolition and/or construction.

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

63. Pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979* and the Section 7.12 Contributions Plan, the following monetary contribution towards public services and amenities is required for land outside the Burwood Town Centre:

Contribution Element			**Contribution**
A levy of 1**%** of the cost of carrying out the development, where the cost calculated and agreed by Council is **$1,320,000.00**			**$13,200.00**
Index Period	September 2025	**CPI_1**	143.9

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The above contribution will be adjusted at the time of payment. Applicants are advised to contact Council for the adjusted amount immediately prior to arranging payment.

The contribution will be adjusted in accordance with the following formula:

Contribution (at time of payment) = $\frac{C \times CPI_2}{CPI_1}$

Where:

C: the original contributions amount as shown in the development consent;

CPI_2 the Consumer Price Index: All Groups Index for Sydney, for the immediate past quarter

CPI_1 the Consumer Price Index: All Groups Index for Sydney, applied at the time of granting the development consent as shown on the development consent.

Note: The minimum payment will not be less than the contribution amount stated on the consent.

The contribution is to be paid to Council, or evidence that payment has been made is to be submitted to the Principal Certifying Authority, **prior to the issuing of a Construction Certificate**.

Council may accept works in kind or other material public benefits in lieu of the contribution required by this condition subject to and in accordance with the requirements specified in the Section 7.12 Contributions Plan.

Note: The payment of a Section 7.12 contribution over an amount of $5,000 may only be paid by Bank Cheque (i.e. personal or company cheques will not be accepted). Contributions of $5,000 or less may be paid by cash, EFTPOS, cheque or credit card. Payments by credit card may be subject to a surcharge.

64. All fees, levies, bonds and/or contributions as required by this Determination Notice must be paid to relevant the authority/entity, **prior to the issuing of a Construction Certificate.**

65. **Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Principal Certifying Authority prior to the issue of the **Construction Certificate**.

66. **Structural Certification.** The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant BCA requirements prior to the release of the **Construction Certificate.**

67. **Sydney Water – Building Plan Approval.** The plans approved as part of the Construction Certificate must also be approved by Sydney Water prior to excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please go to www.sydneywater.com.au/tapin to apply.

68. **Reflectivity of materials.** Roofing and other external materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Principal Certifying Authority prior to the release of the **Construction Certificate.**

69. **Fire Safety**. The development is required to consider compliance to the NCC BCA 2022 on fire separation to prevent the spread of fire from adjoining properties.

    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.**

PRIOR TO COMMENCEMENT OF CONSTRUCTION

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

70. 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

71. **Site Sign**

    (a) A sign must be erected in a prominent position on site, prior to the commencement of construction:

        (i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
        (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and

(iii) stating that unauthorised entry to the work site is prohibited.

(b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

72. **Excavation adjacent to adjoining land**

(a) If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must, at their own expense, protect and support the adjoining premises from possible damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.

(b) The applicant must give at least seven (7) days notice to the adjoining owner(s) prior to excavating.

(c) An 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.

73. **Residential building work – insurance.** In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

74. **Residential building work – provision of information.** Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the PCA has given the Council written notice of the following information:

(a) in the case of work for which a principal contractor is required to be appointed:
(i) the name and licence number of the principal contractor; and
(ii) the name of the insurer by which the work is insured under Part 6 of that Act.

(b) in the case of work to be done by an owner-builder:
(i) the name of the owner-builder; and
(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If any of the above arrangements are changed while the work is in progress so that the information notified under this condition becomes out of date, further work must not be carried out unless the PCA for the development to which the work relates has given the Council written notice of the updated information (if Council is not the PCA).

75. **Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with Safework NSW requirements and be a minimum of 1.8m in height.

76. **Dial Before You Dig**. A free national community service to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use every day – 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 an professional excavator, the potential for injury, personal liability and even death exists everyday. Obtaining accurate information about your work site significantly minimises these risks.

77. **Toilet Facilities**. 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.

DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

78. **Critical stage inspections.** The person having the benefit of this consent is required to notify the Principal Certifying Authority during construction to ensure that the critical stage inspections are undertaken, as required under clause 162A(4) of the *Environmental Planning and Assessment Regulation 2000.*

79. **Noise from construction work.** All feasible and reasonable measures must be implemented to minimise the emission of noise from construction work.

80. **Survey of footings/walls.** All footings and walls within 1 metre of a boundary must be set out by a registered surveyor. On commencement of brickwork or wall construction a survey and report must be prepared indicating the position of external walls in relation to the boundaries of the allotment.

81. **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.

82. **Use of fill/excavated material.** Excavated material must not be reused on the property except as follows:

    (a) Fill is allowed under this consent;
    (b) The material constitutes Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997,*
    (c) The material is reused only to the extent that fill is allowed by the consent.

83. **Construction materials.** All materials associated with construction must be retained within the site.

84. **Site Facilities**
The following facilities must be provided on the site:
(a) Toilet facilities in accordance with Safework NSW requirements, at a ratio of one toilet per every 20 employees, and
(b) A garbage receptacle for food scraps and papers, with a tight fitting lid.

85. **Site maintenance**
The applicant must ensure that:
(a) Approved sediment and erosion control measures are installed and maintained during the construction period;
(b) Building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held;
(c) The site is clear of waste and debris at the completion of the works.

86. **Work within public road.** At all times work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 “Traffic Control Devices for Work on Roads”.

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

87. **Works as Executed:** Following completion of all drainage works:

(a) Works-as-executed plans, prepared and signed by a registered surveyor, shall be prepared. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. These plans are to be reviewed by the competent practicing hydraulic/civil engineer that inspected the works during construction.
(b) The Principal Certifying Authority is to be provided with a Certificate from a competent practicing hydraulic/civil engineer. The Certificate shall state that all stormwater drainage and related work has been constructed in accordance with the approved plans and consent conditions as shown on the work-as-executed plans, prior to the issuing of an Occupation Certificate.

88. **Registered Surveyors Certificate:** A Registered Surveyor's Certificate being submitted to the Principal Certifier, **prior to the issuing of an Occupation Certificate**, as follows:

(a) Before proceeding beyond ground floor height to show boundary clearances; and
(b) On completion of the building to indicate the heights of the finished floor levels and roof ridge level and to show boundary clearances and areas of the site occupied by the building.

89. **Identification Survey Report:** Prior to the issuing of an Occupation Certificate, A report by a registered surveyor must be submitted to the Principal Certifier verifying that the height of floor structures at each level, the height of external walls, the height of roof structures/roof eaves overhangs and that the external wall setbacks to the property boundaries all conform with the approved plans.

End of consent.

STATEMENT OF ENVIRONMENTAL EFFECTS

3 Appian Way, Burwood 'BRIANZA'



Alterations and additions to the existing dwelling house

Submitted to Burwood Council
On Behalf of Commonplace

July 2025

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1. EXECUTIVE SUMMARY

ABC Planning Pty Ltd has been engaged to prepare this Statement of Environmental Effects to accompany the Development Application for the alterations and additions to the heritage listed dwelling house at 3 Appian Way, Burwood.

This statement should be read in conjunction with the architectural drawings prepared by Commonplace, dated **14 April 2025, Rev A**.

In addition, the following consultant reports and plans have also been submitted with this application:

- Arborist Report prepared by: L&Co Consultancy
- BASIX Certificate prepared by: Commonplace
- Heritage Impact Assessment prepared by: NBRS & Partners Pty Ltd
- Landscape plans prepared by: Melissa Wilson
- Survey prepared by: Metropolis City Surveyors Pty Ltd
- Stormwater management plans prepared by: Nikolai Koloff

This statement provides an outline of the subject and surrounding sites, a description of the proposal and an assessment under the relevant Planning Controls, including the provisions of *Section 4.15* of the *Environmental Planning and Assessment Act, 1979*.

In accordance with the recommendations of the heritage consultants, NBRS, the proposed alterations and additions are predominantly confined to the rear and sides of the dwelling house with partial demolition to the rear of the dwelling. The proposed alterations and additions allow for improved amenity and functionality whilst retaining the significant heritage values of the dwelling. In this regard, the streetscape presentation is essentially maintained.

The site is zoned R2 Low Density Residential under Burwood Local Environmental Plan (LEP) 2012. The proposed alterations and additions are permissible in the R2 zone with consent and will continue to provide for the housing needs of the community and not inhibit other land uses that provide facilities or services to meet the day to day needs of the residents, thereby complying with the objectives of the R2 zone.

Clause 4.3 of the Burwood LEP 2012 prescribes a maximum building height limit of 8.5m on the site. The proposed alterations and additions are below the existing maximum height and therefore do not require a Clause 4.6 variation (in accordance with the judgement of Landcorp Australia Pty Ltd v City of Sydney Council 2020). The additions are single storey in nature, and the sensitive siting of such additions to the rear and sides preserves the primary features of the dwelling as viewed from Appian Way.

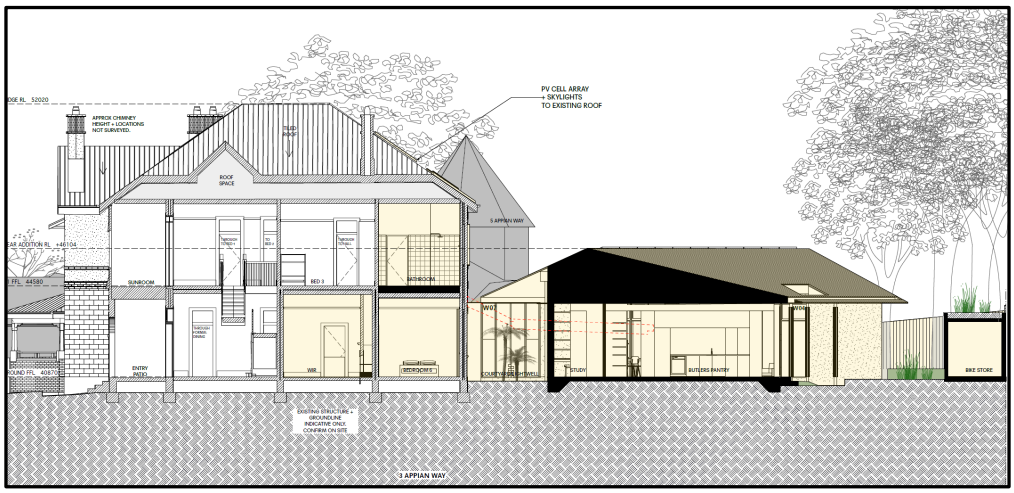

Figure 1: Long section which confirms that all alterations and additions are below the existing maximum height

Under Clause 4.4A (2) Exceptions for FSR of the Burwood LEP 2012, the prescribed maximum FSR is 0.52:1 for the subject site. The proposed FSR is 0.27:1 which is 0.25:1 (419.47sqm) below the maximum permissible FSR for the subject site. The proposed alterations and additions are sited at the rear and sides of the dwelling house, having a low profile and are complementary to the existing dwelling house.

The building on the subject site is listed as a general heritage item, within the Appian Way Conservation Area. The proposed alterations and additions do not detract from the heritage dwelling house due to the sensitive siting and design of the additions to the sides and rear of the built form.

The Heritage Impact Statement prepared by NBRS concludes the following:
"*The proposed alterations and additions to the property at 3 Appian Way, Burwood, will have an acceptable impact on the heritage significance of the item, the Appian Way Heritage Conservation Area, and the items in the vicinity of the site.*

The design of the proposal has been carefully considered and is appropriate with the existing building, and its immediate context. The new elements are sympathetic, and visually recessive from the streetscape.

All existing views to and from the site and heritage items in the vicinity, and the character of Appian Way Heritage Conservation Area will be retained and conserved."



Figure 2: Excerpt of montage

The subject site is identified as being on land that is affected by Class 5 Acid Sulfate Soils. However, no excavation is proposed, therefore, no further assessment is required.

The proposed alterations and additions have been assessed with the appropriate Burwood DCP controls for residential development, heritage controls, and special residential precinct controls within this Statement of Environmental Effects.

The proposed landscaping on the site is far beyond the numeric requirements, whilst the accompanying landscape plan by Melissa Wilson Landscape Architect enhances the quality and quantity of landscaping on the site. The additional planting in the substantial front setback suitably screens perception of the new carport structure. Such structure is set 12m behind the substantial 27m front setback. The landscaped roof over the carport also ensures that such structure will sit comfortably alongside the heritage listed dwelling.

The single storey nature of the addition retains solar access to all surrounding properties and also avoids any adverse visual and acoustic impacts. There are no view impacts.

The proposal retains the substantial landscaped front setback, whilst the side and rear setbacks of the additions and altered pool remain compliant.

Accordingly, considering the above and given the lack of detrimental impacts resulting from the proposed development, the proposal is considered appropriate and is submitted to Council for favourable consideration.

2. SITE ANALYSIS

This section provides a detailed description of the existing site and surrounding development.

2.1. SITE LOCATION AND CONTEXT

The subject site, Lot 1 Plan number DP984192, commonly known as 3 Appian Way, Burwood. The site has an east-west orientation, located on the eastern side of Appian Way, west of Weldon Street and north of Hume Highway.

The subject site is an irregular shaped lot with a longer rear boundary and an angled frontage to Appian Way and has a total area of 1677.9m^2. The site has a boundary of 19.48m along its primary frontage to Appian Way, 67.72m to the northern side boundary, and 63.83m to the southern side boundary, and 32.79m to the eastern rear boundary.

The site is within the Appian Way Conservation Area.



Figure 3: Site Location and Context (Near Maps 2025)



Figure 4: Aerial Photo (Near Maps 2025)

2.2. EXISTING DEVELOPMENT

The subject site contains a two-storey federation dwelling house. The site contains a rear addition, pool and shed.



Figure 5: Subject site viewed from Appian Way



Figure 6: The driveway facing the west



Figure 7: The front yard facing the west



Figure 8: Subject dwelling viewed from within the front yard



Figure 9: The federation dwelling house with gravel parking areas



Figure 10: Later addition at the rear of the dwelling house



Figure 11: Small shed at the rear of the yard within established vegetation



Figure 12: The existing pool at the rear of the site and patio behind



Figure 13: Southern side of the dwelling house with side gate to the rear yard



Figure 14: Northern side of the house with concerete fencing which separates the front of the site from the pool area

2.3. SURROUNDING DEVELOPMENT

The subject site is located within the Appian Way Conservation Area, a residential area with a mix of single- and two-story Federation dwelling houses.

2.3.1. North

On the adjoining lot to the north of the subject site, at 5 Appian Way, is a single-storey federation dwelling house.



Figure 15: Adjoining property to the north at 5 Appian Way



Figure 16: 7 Appian Way further north of the subject site



Figure 17: 9 Appian Way further north of the subject site



Figure 18: Adjoining property to the north at 5 Appian Way and 7 Appian Way



Figure 19: The interface between 5 Appian Way and the subject site



Figure 20: The pool of the subject site and 5 Appian Way to the north



Figure 21: 5 Appian Way to the north in the background of the concrete fence



Figure 22: The subject site and the adjoining windows of 5 Appian Way to the north

2.3.2. East

To the east and rear of the subject site are 41, 43 and 43A Weldon Street, beyond the heritage conservation area.



Figure 23: The front of 43A Weldon St and 41 Weldon St east of the subject site



Figure 24: To the east at the rear of the yard, neighbouring dwelling houses beyond



Figure 25: The shed in the rear yard with 43 Weldon St in the background



Figure 26: The established vegetation to the east provides an effective screen to the rear neighbouring dwellings

2.3.3. South

On the adjoining property to the south of the subject site, at 1B, 1A, 1 Appian Way, are two storey dwelling houses within the Appian Way Conservation Area.



Figure 27: 1B Appian Way viewed from Appian Way



Figure 28: 1B Appian Way as viewed from further southwest, with the subject site in the background



Figure 29: 1B Appian Way as viewed from the subject site with the rear of 1A and 1 Appian Way in the background



Figure 30: The eastern side of the subject site with the broken common fence at the rear of 1B Appian Way



Figure 31: The rear of 1B Appian Way as viewed from the fallen fence gap



Figure 32: The rear of 1A Appian Way as viewed from the rear of 1B Appian Way



Figure 33: 1A Appian Way as viewed from Appian Way



Figure 34: Side interface between 1B and 1A Appian Way with the subject site in the background



Figure 35: 1A and 1 Appian Way as viewed from Appian Way



Figure 36: 47 Appian Way to the southeast



Figure 37: The rear of 47 Appian Way and 43 Weldon St to the southeast



Figure 38: 2A Appian Way further south across Appian Way



Figure 39: The entrance of Appian Way connecting off to Hume Highway to the southeast

2.3.4. West

To the west of the subject site, across Appian Way, is a grassy area that contains a tennis court.



Figure 40: The tennis court in the middle of the Appian Way Conservation Area

3. PROPOSAL

The proposal seeks alterations and additions to an existing two-storey federation dwelling house, comprising the following minor demolition and construction:

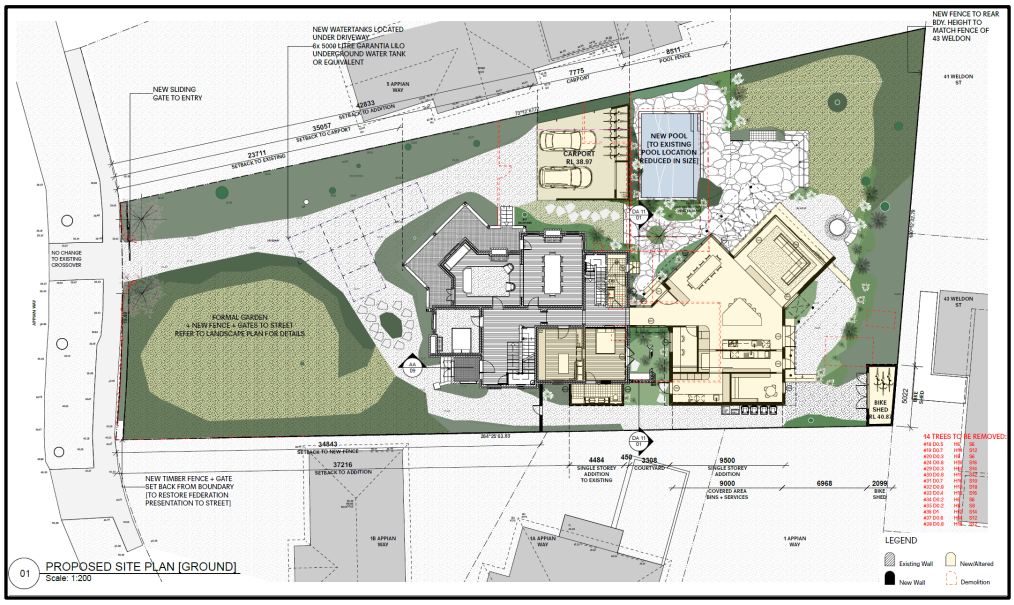

Figure 41: Excerpt of proposed site ground plan

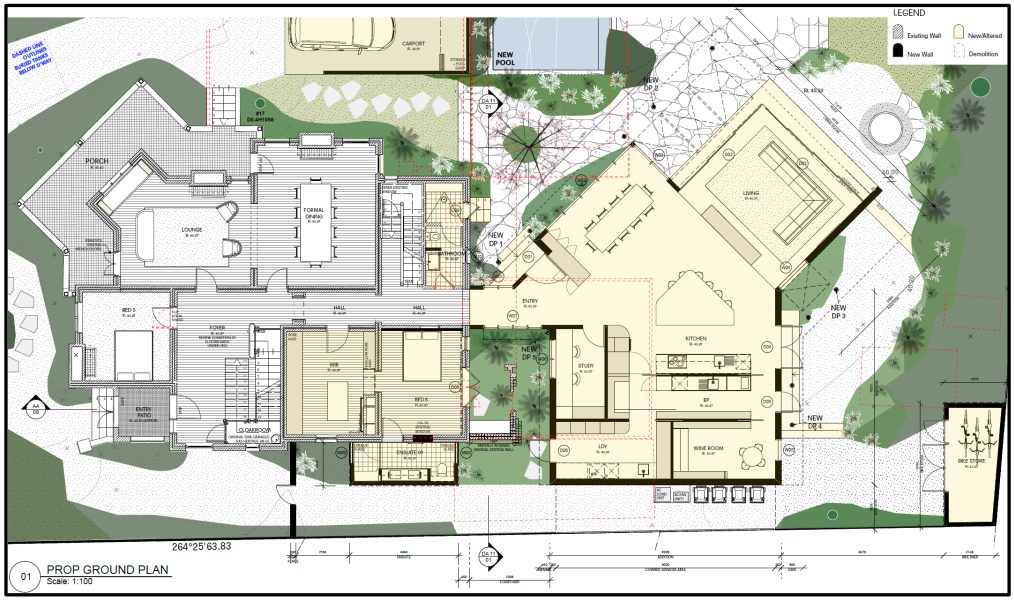

Figure 42: Excerpt of proposed ground plan

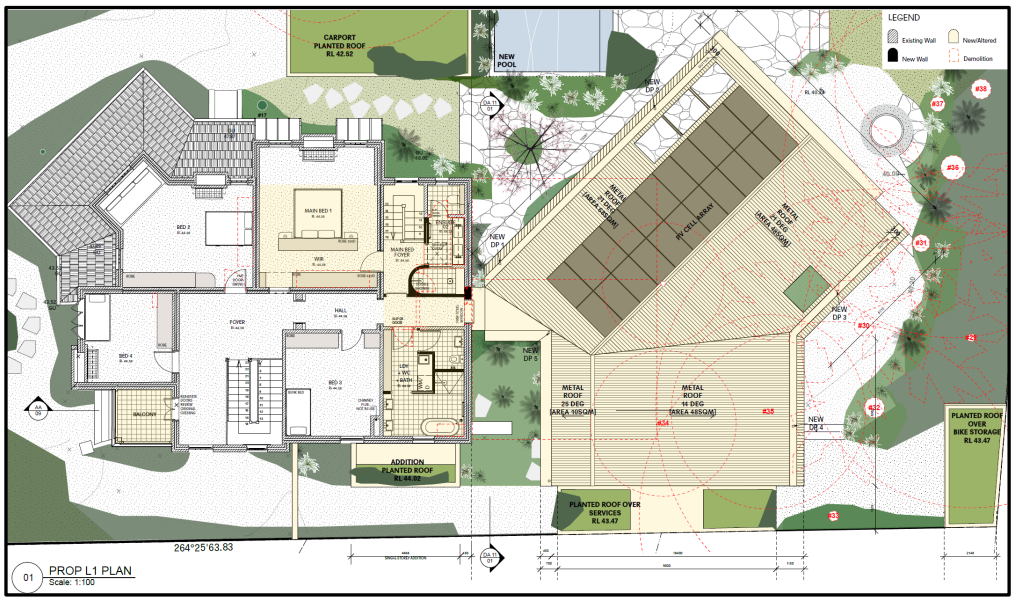

Figure 43: Excerpt of proposed level 1 plan

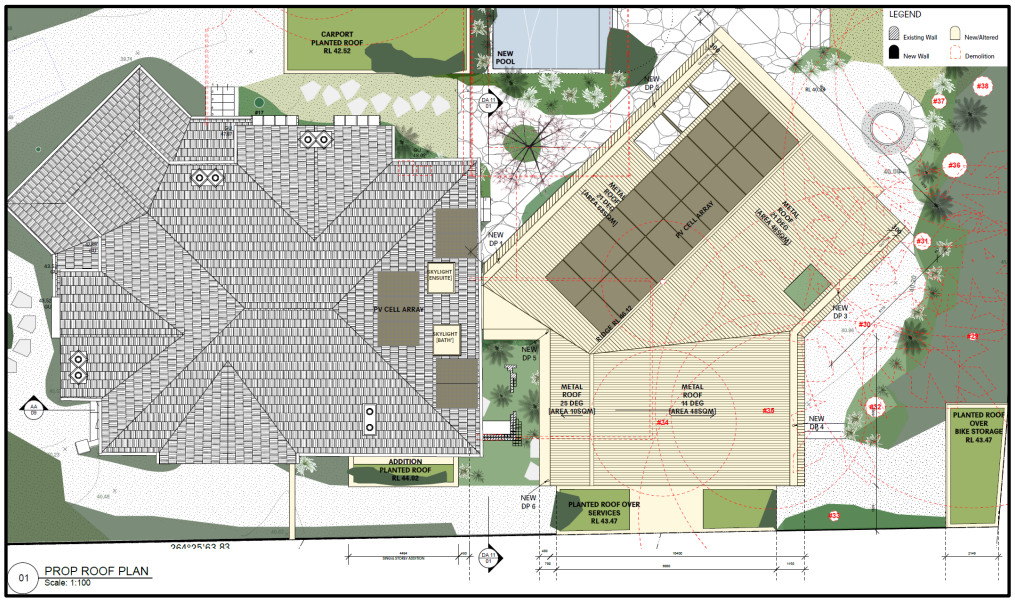

Figure 44: Excerpt of proposed roof plan

4. ASSESSMENT UNDER RELEVANT CONTROLS

The following planning instruments are relevant to the proposed development:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- Burwood Local Environmental Plan 2012; and
- Burwood Development Control Plan 2013.

4.1. STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Chapter 2 - Vegetation in Non-Rural Areas
This chapter provides a state-wide practice for the protection of biodiversity value of trees and other vegetation in non-rural areas of the State and to preserve the amenity of these areas through the preservation of trees and other vegetation.

In accordance with Section 2.10 of the SEPP, Council may issue a permit for the clearing of vegetation.

Assessment: A majority of the trees are retained, in accordance with the arborist report, the proposal includes the removal of trees at the eastern rear of the site and to the north of the site.

4.2. STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 – Remediation of Land

State Environmental Planning Policy (Resilience and Hazards) 2021 applies to all land and aims to provide for a State-wide planning approach to the remediation of contaminated land. Chapter 4 of SEPP (Resilience and Hazards) requires the consent authority to consider whether land is contaminated prior to granting consent to carrying out of any development on that land and if the land is contaminated, it is satisfied that the land is suitable in its current state or will be suitable after remediation for the purpose for which the development is proposed to be carried out.

Assessment: The subject site is not identified as forming part of an investigation area or otherwise being affected by contamination under Council's LEP, DCP or other policy. The site appears to have been in residential use since its original subdivision, with 1943 imagery indicating that the subject site is largely unchanged since that date.

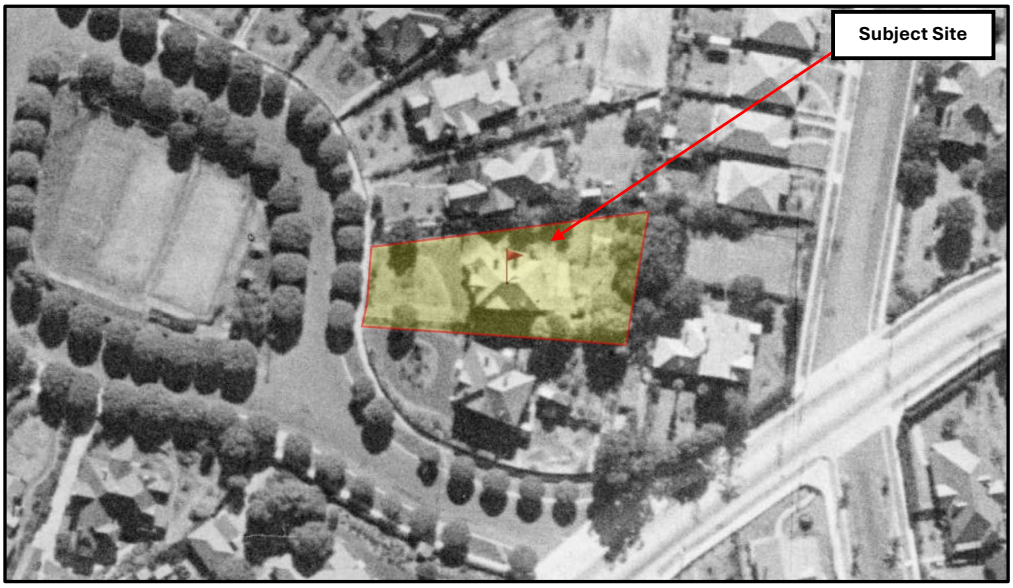

Figure 45: 1943 Aerial photo of the subject site (Source: Six Maps)

4.3. STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the proposed development and aims to encourage sustainable residential development.

Assessment: A BASIX Certificate has been prepared and is submitted with this application which incorporates appropriate measures to reduce artificial heating, lighting and cooling means whilst also reducing water consumption.

4.4. LEP AND DCP COMPLIANCE SUMMARY

Table 1 below provides a snapshot of compliance of the proposed development with the LEP and DCP controls. The following sections expand on the items identified below.

Table 1: Burwood LEP and DCP Summary Compliance Table

ITEM	CONTROL	PROPOSED	COMPLIES
Burwood LEP 2012			
Zoning	R2 - Low Density Residential	Residential Dwelling House	**Complies**
Height (Cl. 4.3)	8.5m	Below the existing maximum height	**Complies**
FSR (Cl. 4.4A) (2)	0.52:1 Site Area: 1677.9m^2	0.27:1 457m^2	**Complies**
Heritage Conservation (Cl. 5.10)	Appian Way Conservation Area Significance: Local Burwood Federation Houses Significance: Local	Heritage Impact Statement	**Complies**
Burwood DCP 2013			
Section 4.5 Dwelling Houses, Attached Dwellings, Semi-Detached Dwellings and Ancillary Structures			
Setbacks	**Front** Single storey - Average of localised existing building line Two Storey (Second storey component) – 9m	23m to existing house	**Complies**
	Side Single storey – 900mm Two Storey (Second storey component) – 1.5m	900mm setback to carport. 8.9m north side setback to proposed single storey addition. 1.7m south side setback to proposed single storey addition.	**Complies**
	Rear Single storey – 3m Two Storey (Second storey component) – 6m	4.5m from rear boundary	**Complies**
	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	Bike shed is 0m setback from rear and side boundary [enclosed]	**Complies**

ITEM	CONTROL	PROPOSED	COMPLIES
	with the Building Code of Australia requirements.	Services open structure is 0m setback to south side setback	
Floor Space Ratio and Built Area	The maximum Built Area is 67% The calculation of Built Area shall be taken from the external face of walls (i.e. includes wall thickness) and includes the area of each floor or storey balconies, verandahs and the like, whether covered or uncovered, open or enclosed garages, carports and covered parking (except basement car parking) and outbuildings. Built Area excludes outdoor swimming pools, paths and exterior driveways.	527sqm built area = 31%	**Complies**
Landscaped Areas	A minimum 30% of the front setback (i.e. front yard) is to consist of soft landscaping.	93%	**Complies**
	A minimum of 70% of the rear yard shall be soft landscaping.	88%	**Complies**
Swimming Pools	A minimum setback of 1m must be provided from the water edge of the pool to the boundary.	Existing pool is reduced in size	**Complies**
Carports	Where a carport is erected on the side of the single dwelling: It may be attached to the side wall of the single dwelling and extend to the boundary line. The carport roofline must be set back 500mm from the side boundary line. Supporting posts and beams are permitted adjacent to the boundary.	900mm from the boundary	**Complies**
	Minimum dimension for a carport must be 5m x 2.5m. Maximum dimension for a carport must be 6m x 3m. Maximum height of a carport must be 2.4m, measured from the floor level to the outside surface of the roof cover.	5.8 x 7.6	**Merit**
Section 4.7 Heritage in Residential Precincts			
General (Section 4.7.2)	Heritage Impact Statement	Heritage Impact Statement	**Complies**
Ancillary Structures and Vehicle Parking (Section 4.7.2)	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.	Bike shed is 0m setback from rear and side boundary [enclosed]	**Complies**

ITEM	CONTROL	PROPOSED	COMPLIES
		Services open structure is 0m setback to south side setback	
	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.		**Complies**
Fences on Heritage Properties (Section 4.7.3)	The removal of any fencing on a heritage property is not permitted without prior Council consent, unless it is exempt development. Original fences must be retained and repaired	No original fences	**Complies**
	Front 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. The maximum height of solid or masonry front boundary fencing is 900mm above the adjacent footpath level.	Proposed fence solid timber to 1m	**Complies**
	Materials Heritage properties of the Federation or Inter-War period should adopt timber and/or masonry materials which are characteristic of that period.	Proposed fence solid timber to 1m	**Complies**
	Side and Rear The maximum height of side and rear boundary fencing is 1.8m	All side boundary fences 1.8m	**Complies**
Section 4.8 Special Residential Precincts			
Appian Way (Section 4.8.1)	To conserve the heritage significance of the Conservation Area and its setting. To conserve and/or enhance existing buildings, structures and works in the Conservation Area.		**Complies**
Ground and First Floor Works (Including attic additions)	Alterations and additions shall be designed to complement the style of the existing dwelling and its setting, and not detract from the original and/or existing relationship of the building or works to the street. Alterations and additions that engulf the existing dwelling in terms of floor space are		**Complies**

ITEM	CONTROL	PROPOSED	COMPLIES
	not appropriate in the Appian Way Conservation Area.		
Roof Details	Skylights are not permitted to the main roof areas except on rear elevations where only one skylight per roof plane is permissible.	2 skylights to rear roof plane	**Complies**
Garage and Carport Details	Garages and carports should be detached and preferably to the rear of the site, to reflect the particular site's originality with the scale and height to be secondary to the dwelling.		**Complies**
	Timber-posted carports with pitched roofs are to be designed appropriately. The pitch of such roofs is to be similar to that of the dwelling.	Planted roof open structure [not timber posted carports]	**Merit**
	Driveway paving should be kept to a minimum in width and extent such that separate wheel tracks are not to exceed 0.4m in width.		**Merit**
Fence and Gate Details	The style, height and material of fencing should reflect the original details predominant within the Conservation Area.		**Complies**
	Side fences to establish property boundaries are to be appropriately understated post and rail with wire mesh infill (no brick fences or any other structures are considered appropriate on or within 900mm of a common boundary including a rear boundary).	Fences are a mix and reflect the varied context of the site. Where boundaries are shared with other heritage properties (north boundary 5 Appian Way) complies. Other boundaries shared with contemporary dwellings (south and rear) do not comply.	**Merit**
Landscaping/ Garden Details	Landscape Plan	Landscape Plan	**Complies**
	Not more than 30% of the site area should be built upon, hard paved etc.	43%	**Merit**
Section 8 Appendices			
Section 8.3 Appian Way – Assessment of Significance (Relates to Section 4.7)	**Criterion 1: Historical Significance** It is a personal and individual interpretation of the architectural styles of the early 1900's by George Hoskins and builder/designer William Richards. **Criterion 2: Aesthetic Significance** The area is a rare Federation Queen Anne (sometimes referred to as Edwardian		**Complies**

ITEM	CONTROL	PROPOSED	COMPLIES
	Bungalow) precinct of architectural and constructional excellence. **Criterion 3: Research Significance** The area comprises a very unusual and discrete form of garden suburb incorporating the ideas of the builder and owner, in particular the idea of leasing the houses to maintain control over the area. It is rare because no two allotments are the same shape or size, with complex free standing designs quite different from the average urban street. **Criterion 4: Social Significance** The Conservation Area is rare because of its unique form, which is centred on a social ideal celebrated in the form of the central recreational area and facility. **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.		

4.5. BURWOOD LEP 2012

4.5.1. Zoning

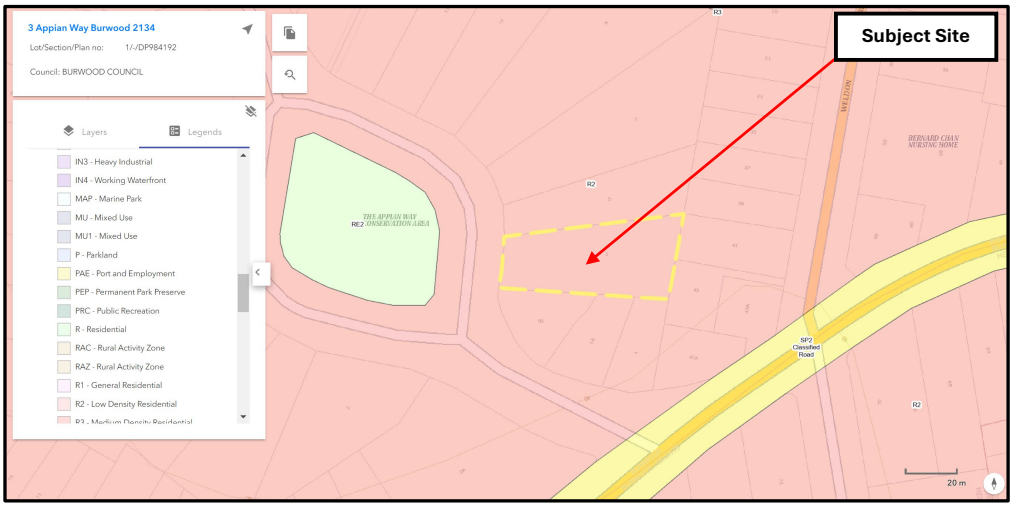

Figure 46: Zoning Map

Zone R2 Low Density Residential

1 *Objectives of zone*
To provide for the housing needs of the community within a low density residential environment.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 *Permitted without consent*
Home occupations; Roads

3 *Permitted with consent*
Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Respite day care centres; Semi-detached dwellings; Seniors housing; Tank-based aquaculture

4 *Prohibited*
Any development not specified in item 2 or 3

Assessment: The site is zoned R2 Low Density Residential under Burwood Local Environmental Plan (LEP) 2012. The proposed alterations and additions are permissible in the R2 zone with consent and will continue to provide for the housing needs of the community and not inhibit other land uses that provide facilities or services to meet the day to day needs of the residents, thereby complying with the objectives of the R2 zone.

4.5.2. Building Height

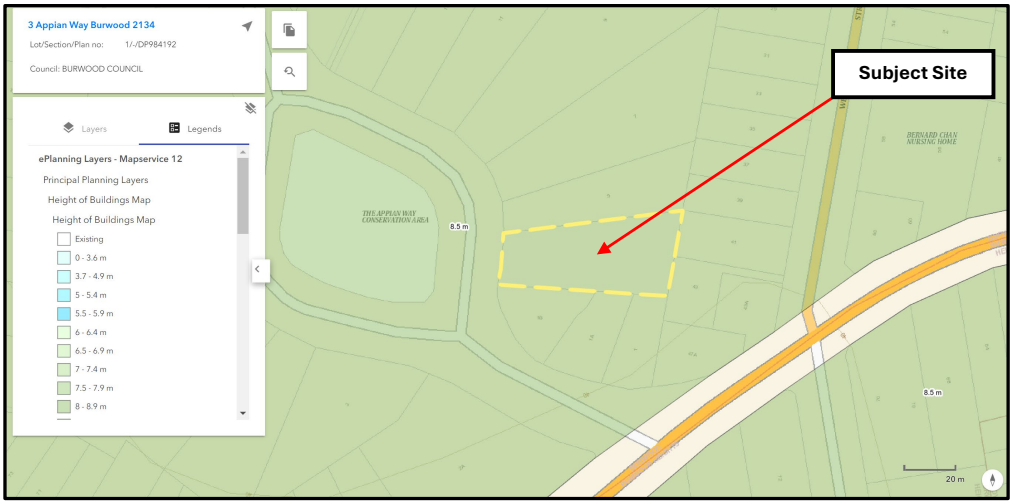

Figure 47: Building Height Map

4.3 Height of buildings

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

a. to establish the maximum height of buildings to encourage medium density development in specified areas and maintain Burwood's low density character in other areas,

b. to control the potentially adverse impacts of building height on adjoining areas.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Assessment: Clause 4.3 of the Burwood LEP 2012 prescribes a maximum building height limit of 8.5m on the site. The proposed alterations and additions make no changes to the overall maximum building height and remain as existing. The additions are single storey in nature and do not generate any adverse streetscape, heritage, shadow, privacy or view impacts.

4.5.3. Floor Space Ratio

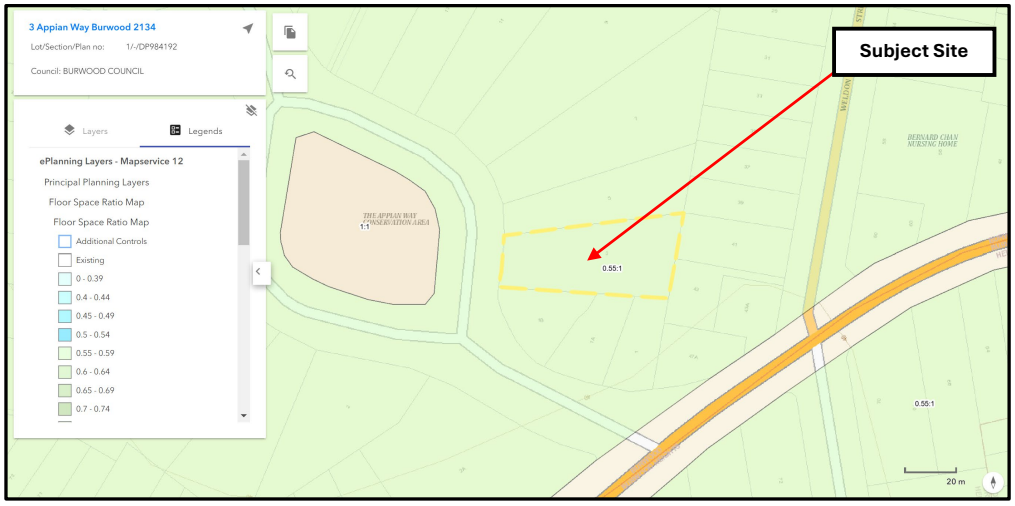

Figure 48: FSR Map

4.4 Floor space ratio

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

a. to enable development density and intensity of land use to achieve an appropriate urban form,

b. to focus higher development density and intensity of land use in the inner part of the Burwood Town Centre and to provide a transition in development density and intensity of land use towards the edge of the Burwood Town Centre.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

(2A) For the purposes of calculating the floor space ratio of a building, any part of a building (whether located at, above or below ground level (existing)) that is used for public car parking, and was owned or was operated by or on behalf of the consent authority on 10 May 2010, is to be excluded from the building's gross floor area.

4.4A Exceptions to floor space ratio

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

a. to limit the density of residential development in certain employment zones to ensure that it does not dominate non-residential development in those zones,

b. to limit the floor space of serviced apartments in certain employment zones to ensure that they do not dominate service-providing and employment-generating commercial premises in those zones.

(2) Despite clause 4.4, the floor space ratio for a dwelling house on land in Zone R2 Low Density Residential with a site area of more than 500 square metres is not to exceed 0.52:1.

Assessment: Under Clause 4.4A (2) Exceptions for FSR of the Burwood LEP 2012, the prescribed maximum FSR is 0.52:1 for the subject site. The proposed FSR is 0.27:1 which is well below the maximum permissible for the subject site. The proposed alterations and additions are sited at the rear and sides of the dwelling house, having a low profile and are complementary to the existing dwelling house.

4.5.4. Heritage Conservation

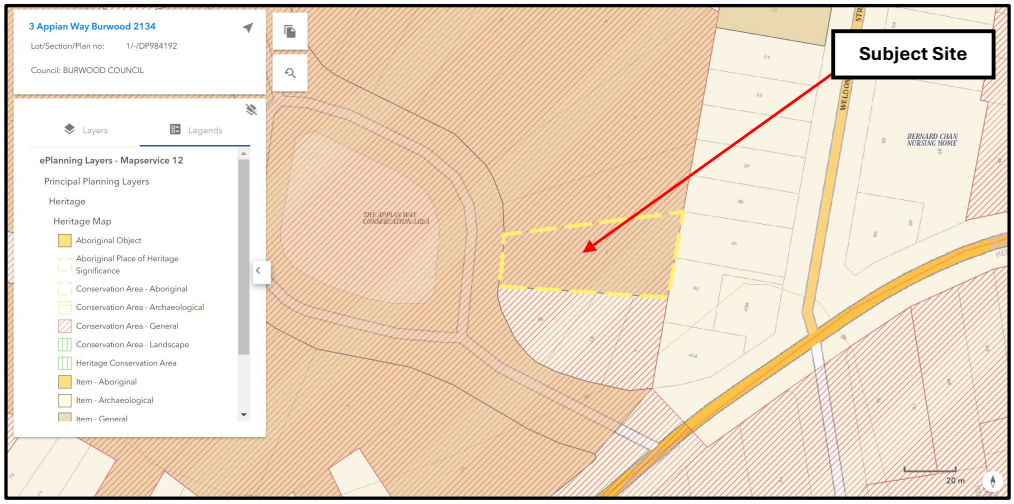

Figure 49: Heritage Map

5.10 Heritage conservation

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

a. to conserve the environmental heritage of Burwood,

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.

Assessment: The building on the subject site is listed as a general heritage item, within the Appian Way Conservation Area.

A Heritage Impact Statement is provided with this development application.

The proposed alterations and additions do not detract from the heritage dwelling house, with majority of the proposal being at the rear of the site and minor changes to the streetscape perspective.

4.5.5. Acid Sulfate Soils

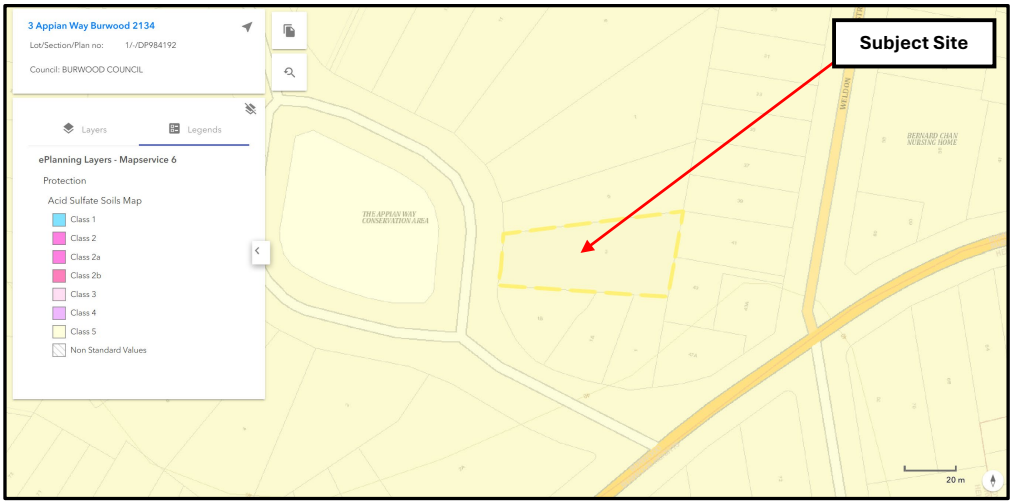

Figure 50: Acid Sulfate Map

6.1 Acid Sulfate Soils

(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

Class of land	***Works***
1	*Any works.*
2	*Works below the natural ground surface.* *Works by which the watertable is likely to be lowered.*
3	*Works more than 1 metre below the natural ground surface.* *Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.*
4	*Works more than 2 metres below the natural ground surface.* *Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.*
5	***Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.***

Assessment: The subject site is identified as being on land that is affected by Class 5 Acid Sulfate Soils. However, no excavation is proposed, therefore, no further assessment is required.

4.6. BURWOOD DCP 2013

4.6.1. Part 4 Development in Residential Areas

Below are the Provisions of the Burwood DCP 2013 that apply to the subject site.

4.6.1.1. Section 4.5: Dwelling Houses, Attached Dwellings, Semi-Detached Dwellings and Ancillary Structures

4.5.2 Development Controls

Building Appearance

Objectives

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

Design

Provisions

1 *The design of the single dwelling must aim to match or compliment the best design and detailing of development in the area, as well as, be of high architectural quality.*
2 *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 neighbours and the streetscape.*
3 *Building heights must relate to the general character of the houses in the immediate locality and in the street.*
4 *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.*
5 *Wide and/or long elevations must be treated to provide for visual relief in the form of setbacks, recesses and articulations.*
6 *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.*
7 *Where there is a side entrance, it must be clearly identified by design and detailing such as paths, planting, fencing or side porches.*

Assessment: Complies

The high-quality design of the alterations and additions carefully considers the heritage conservation area and limits the amount of visual impact on the streetscape. The new works are minor in height, bulk, and scale, being single-storey, and do not detract from the primary values of the heritage item.

Materials, Workmanship and Finishes

Provisions

8 *Materials and workmanship must be of high quality and compatible with the style of the single dwelling and with the best of surrounding development.*
9 *Appropriate materials and finishes must complement the architectural style of the single dwelling.*
10 *Samples of finished surface materials such as bricks, tiles, ridge capping, windows, doors and a schedule of paint colours must be submitted to Council as part of the Development Application.*

11 *An orderly pattern of door and window treatment is required to compliment 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 for consistency in appearance.*

Assessment: Complies
The appropriate materials and finishes have been chosen not to detract from the federation dwelling house.

Building Elements

Provisions

12 *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 compliment the character of the residential area.*
13 *Window treatments such as hoods, bay window design and/or timber framing in appropriate situations may be required to enhance the building appearance.*
14 *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.*
15 *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.*
16 *External stairways are not permitted to the first floor level of the single dwelling or to balconies and first floor verandahs.*

Assessment: Complies
The proposed structures have been designed to reflect the federation dwelling house.

Streetscape

Objectives

1 *To ensure that any new single dwelling or alteration to an existing single dwelling is compatible with and complements adjacent and nearby single dwellings in the street.*
2 *To ensure that any new building work should positively contribute to the character of the streetscape and the locality.*

Location of Vehicle Access, Garaging and Car Parking

Provisions

1 *Where there is suitable side access for new garages and outbuildings they should be located to the rear of the property.*
2 *New carports may be located along a side driveway providing these are setback from the building frontage and back from any front or side verandah.*
3 *Garage door openings including intermediate piers must not exceed 40% of the entire width of the front elevation of the single dwelling.*
4 *Any paved car parking spaces and carport structures must be located behind the front building line. Access driveways are not precluded.*
5 *New driveways, paved turning areas and paths visible from the street must not dominate the front garden or impact on the streetscape values. Paving materials must be compatible with general streetscape character in terms of materials, colour, texture and extent.*

Assessment: Complies

The location of the proposed carport is along the northern side of the building, set behind the front building line. The carport is sympathetically sited, a substantial distance of 35m from the street boundary and 12m behind the front alignment of the dwelling. The proposed siting of the carport retains the substantial front setback, with the additional landscaping in the front setback effectively screening the appearance of the carport from the streetscape. Furthermore, the green roof over the carport further softens the visual impact of the carport structure. The proposed carport thereby satisfies the relevant provisions of the DCP above.

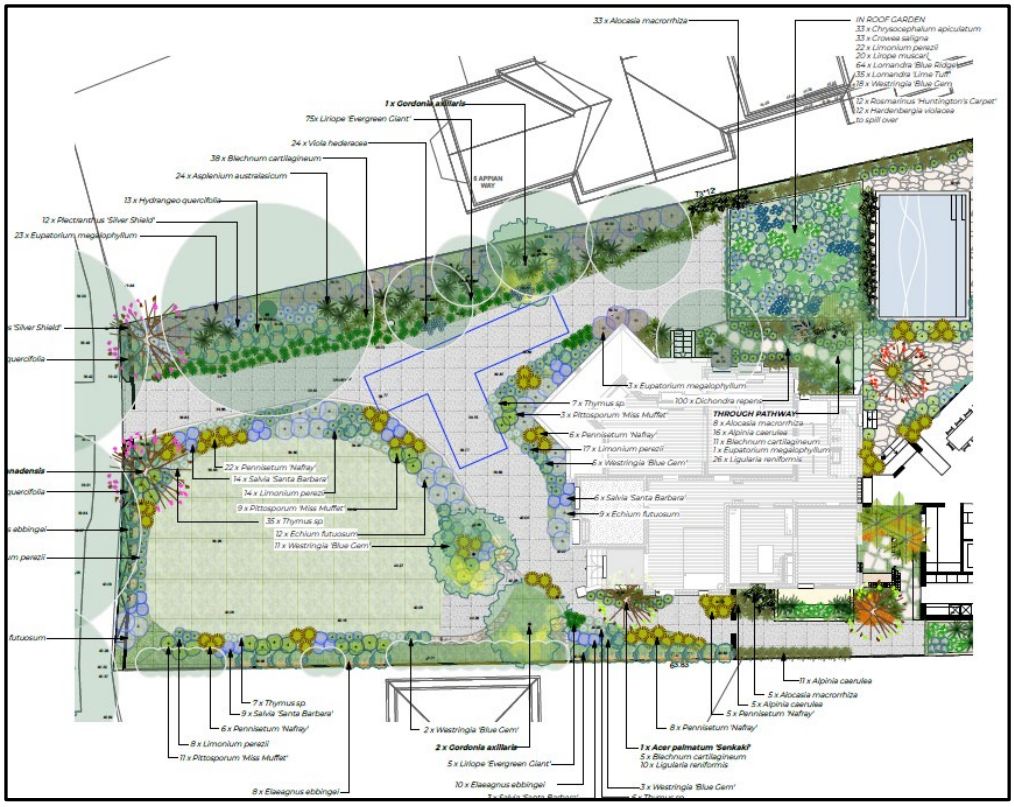

Figure 51: Excerpt of front garden landscaping

Sunlight

Objectives

1 *To ensure that new development allows adequate sunlight.*
2 *To ensure that new development minimises loss of winter sun on adjoining premises.*

Provisions

1 *All building work must minimise overshadowing to adjoining properties, particularly to the south.*
2 *Two storey single dwellings must not eliminate solar access on adjacent smaller dwellings.*
3 *The street configuration of certain lots in the Burwood LGA does not allow shadowing to be prevented. There will be some instances where dwellings may lose sunlight on narrow lots with an east to west axis this is notwithstanding that Council makes every effort to ensure reasonable solar access.*

4 *Maximum use must be made of north facing areas for windows, outdoor recreation and clothes drying, etc.*
5 *During the summer season, the sun is not to cause overheating in living areas of the single dwelling. This overheating can be reduced through effective methods such as insulation, reflective barriers and shading.*
6 *The floor to ceiling height for the first floor level of the proposed single dwelling is not to exceed 2.6m, and the ground floor level is not to exceed 2.7m. However, the floor to ceiling height for the first floor level is required to be 2.4m in respect to a single dwelling in a Conservation Area or in respect to additions to a heritage item.*
7 *Building floor levels must not be raised, where there is a slope to the site. Building heights are to be minimised by cutting of a site rather than filling.*
8 *The southern elevation of the first floor building on the minimum setback is not to exceed 10m in length. Council will permit further extension if the wall is inset a further 2 metres as shown in Figure 74.*

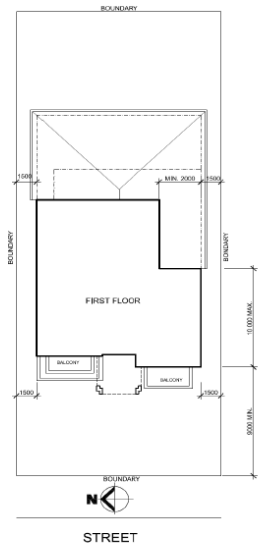

Figure 74. Setbacks to Minimise Overshadowing

Assessment: Complies
Shadow diagrams have been provided at 9am, 12pm and 3pm showing the required solar access to the dwelling house without detracting from solar access to the neighbouring properties. The single storey nature of the additions to the sides and rear retains solar access to all surrounding properties.

Privacy
Objectives
1 *To maintain visual and acoustic privacy for adjacent and nearby residents.*
Provisions
1 *Detailed site and building design elements should be incorporated to increase privacy without compromising access to natural light and air. Design detailing may include:*
   i. *Solid or semi-solid balustrades to balconies*
   ii. *Offset windows of dwellings*
   iii. *Recessed balconies and/or vertical fins*

iv. *Louvres or screen panels to windows and/or balconies to minimise overlooking and maintain privacy between living areas and open recreation areas*
v. *Fencing*
vi. *Vegetation as a screen between spaces*
vii. *Pergolas or shading devices to limit overlooking*

2 *Living areas, including studies, at the first floor must have raised sill heights and/or translucent glazing of windows to minimise loss of privacy to adjoining single dwellings.*
3 *Translucent or opaque windows must be provided to all bathrooms, en-suites, water closets (i.e. toilet), and stairwells.*
4 *Building layouts must be designed in relation to window placement, sill heights and doors to maximise privacy and minimise noise effects.*
5 *To provide sufficient privacy there must be adequate building separation.*

Assessment: Complies

Visual and Acoustic privacy has been maintained by limiting the scale of the alterations and additions to be single-storey in nature, whilst perimeter landscaping further mitigates any visual and acoustic privacy concerns.

Height

Objectives

1 *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.*

Provisions

1 *Single dwellings must not exceed 8.5 metres in height from the natural ground level to the ridge as measured vertically at any point.*
2 *Notwithstanding P1 above, in particular circumstances there may be exceptions granted for steeper pitched roofs that do not detract from the aesthetics of the single dwelling.*
3 *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 P5 below.*
4 *The basement area must not be used as a habitable room.*
5 *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.*
6 *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.*
7 *The basement shall be wholly within the footprint of the dwelling above.*
8 *The floor to ceiling height of the first floor level is not to exceed 2.6 metres to minimise overshadowing and excessive height.*
9 *The floor to ceiling height of the ground level of new development is not to exceed 2.7 metres.*
10 *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.*
11 *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.*
12 *Building heights must relate to the general character of houses in the immediate locality and in the street.*

Assessment: Complies

All new work is single storey in scale which are well below the 8.5m height limit. The alterations to the 1st floor and skylights are also below the 8.5m height limit.

Setbacks

Objectives

1 *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.*

Provisions

1 *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

2 *All single dwellings must provide an eave overhang. The minimum width of the eave including the gutter must be 450mm.*

3 *Council may consider a variation to reduce the eave heights, provided that there is no increased overshadowing.*

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

5 *A reduced setback which utilises existing foundations may be acceptable for single storey dwellings.*

6 *An increased front setback may be required for new building works that are bulkier than the existing single dwellings on the adjoining sites.*

7 *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).*

8 *Where a first floor elevation is greater than 10m along the southern elevation, that part of the first floor elevation greater than 10m must be setback a further 2m from the side building line (Refer to Figure 74).*
9 *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*
10 *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.*

Assessment: Complies
Front setback is greater than the minimum 9m and maintains the existing substantial front setback.
Side setback complies with the 900mm for single storey and 1.5m for the second storey except for the bin storage area which remain unchanged.
Rear setback is greater than the minimum 3m for single storey and 6m for the second storey except for the bike shed which has a nil setback. The minor elements within the setbacks do not generate any streetscape, visual bulk or amenity impacts to surrounding public and private vantage points.

Floor Space Ratio and Built Area
Objectives
1 *To control the building bulk of single dwellings and additions.*
2 *To prevent over development occurring in the Burwood LGA.*
3 *To provide for a site layout that gives usable open area and a building form that is compatible in size with the surrounding areas.*

Provisions
1 *The maximum Floor Space Ratio (FSR) is set out in the Floor Space Ratio Map. FSR and its calculation are defined in the BLEP 2012.*
2 *The maximum Built Area is 67%.*
Built Area is determined to be the total floor area of all buildings relative to the area of the allotment of land, expressed as a percentage. The calculation of Built Area shall be taken from the external face of walls (i.e. includes wall thickness) and includes the area of each floor or storey balconies, verandahs and the like, whether covered or uncovered, open or enclosed garages, carports and covered parking (except basement car parking) and outbuildings. Built Area excludes outdoor swimming pools, paths and exterior driveways.
3 *Irrespective of the allotment size, Council does not generally favour single dwellings exceeding 450 sqm Built Area. Applicants should submit written justification in support of larger dwellings. Buildings above this size will generally only be allowed where the allotment size and the character of the existing development in the area so warrants.*
4 *In an R1 and R3 zone, a maximum Built Area of over 67% may be considered having regard to the predominant land uses in the vicinity, their scale, the streetscape and the impact of the proposal on surrounding development.*

Assessment: Complies
The FSR remains compliant with the LEP standards, addressed above in the LEP section.
The Built Area of the site is below the maximum 67%, with a proposed built area of 527sqm or 31%.

Landscaped Areas
Objectives

1 *To ensure functional private outdoor spaces are provided for residents.*
2 *To encourage the preservation and integration of existing trees and natural features into the design of new development.*
3 *To screen and soften the impact of buildings and improve the view along the street.*
4 *To maximise winter sun and minimise summer sun.*
5 *To help minimise stormwater runoff.*

Provisions

1 *A minimum 30% of the front setback (i.e. front yard) is to consist of soft landscaping.*
2 *Rear yards will not be permitted to be dominated by hard landscaping. A minimum of 70% of the rear yard shall be soft landscaping.*
3 *Paved or hard surfaces shall incorporate appropriate drainage to control water runoff and avoid nuisance to adjoining properties. Paving materials must be selected to blend with both building materials and plantings.*
4 *Where practical, new structures must be positioned to provide for the retention and protection of existing significant trees and other natural features. Where removal of existing trees is proposed, details of suitable replacement trees are to be provided. These must be replaced at a rate of one new tree for each tree removed, or as otherwise specified by Council's Landscape Code.*
5 *Cutting and filling is to be minimised as far as practicable. Fill material must be clean fill only and placed in such a manner so as not to disturb existing trees that are to be retained. The maximum permitted depth of fill on a site is 500mm.*
6 *All Development Applications for new dwellings must be accompanied with a Landscape Plan as part of the application submission.*
7 *All planting beds and mounds must be mulched to a depth of 50-75mm using coarse textured mulch.*
8 *Plants that are declared priority under the Biosecurity Act 2015 must be identified and removed.*
9 *The siting of new buildings, structures, driveways and other hard surface areas must take into consideration impacts on the root zone of existing trees.*
10 *Tree species must be considered that provide shading in summer and solar access in winter.*
11 *Plant species should be chosen which have low water requirements.*
12 *New plantings must be complementary to the existing streetscape.*
13 *Aboveground rainwater tanks must not be installed in the front setback. Consideration will be given to underground rainwater tanks in the front setback.*

Assessment: Complies
Front setback consists of greater than 30% soft landscaping with 93%, far exceeding the minimum 30% by 63%.

The rear yard has a total of 88% soft landscaping, exceeding the minimum 70% required by 18%.

Refer to the landscape plans prepared by Melissa Wilson.

Utility Services

Objectives

1 *To ensure that single dwellings are designed with water, sewerage and electricity requirements in mind.*

Provisions

1 *All water and sewerage pipes and duct work must not be visible from a public place and must meet Sydney Water's requirements.*
2 *Electricity power poles placed within the front yard of the house must be treated in colours that match the existing single dwelling and be to Council's satisfaction.*

Assessment: Complies

A BASIX certificate has been prepared and accompanies this development application.

Drainage

Objectives

1 *To ensure that new development does not result in flooding issues on the site or adjacent properties.*

Provisions

1 *All drainage works must comply with Council's Stormwater Management Code.*
2 *Existing natural overland stormwater flow paths must not be diverted by fencing, retaining walls, buildings, paved areas or any other form of construction.*
3 *New hard paved surfaces must be kept to a minimum to prevent stormwater runoff.*
4 *Stormwater runoff from roofs, hard surfaces, swimming pools and the like must be collected, piped and drained to the kerb or an inter-allotment drainage system. Charged lines are permitted, however these must be designed by a practicing Hydraulic Engineer.*
5 *Pits and pumps are generally not permitted, except within basement garages.*
6 *Absorption trenches are generally not permitted.*
7 *Ground floor levels must be sufficiently elevated so as not to be subject to flooding.*
8 *Soft landscaping and pervious surfaces must be maximised on the site.*
9 *A stormwater concept plan is required to be submitted to Council in accordance with Council's Stormwater Management Code.*

Assessment: Complies

A stormwater plan has been prepared and accompanies this development application.

Swimming Pools

Objectives

1 *To ensure that pools are properly located and secured in the interest of safety.*

Provisions

1 *The private open space must be useable and reasonably sized to incorporate a swimming pool. The pool area must not utilise the remaining private open space.*
2 *Pool equipment must be located so as to minimise excessive noise impacts.*
3 *The siting of the pool must minimise noise impacts and water splash on neighbouring properties.*
4 *The landscape design must provide summer shade for pool users.*
5 *The swimming pool area shall be fenced in conformity with the Swimming Pools Act 1992, the Building Code of Australia (BCA) and Australian Standards AS 1926-2007 Part 1 and 2 – Swimming Pool Safety.*
6 *Swimming pool fencing shall separate the pool from the dwelling, outbuildings, structures and any adjoining premises or public place.*

7 *A minimum setback of 1m must be provided from the water edge of the pool to the boundary.*
8 *Pools are not permitted in the front yard of a property.*
9 *No ancillary or other structures are permitted within the fenced pool area, except for diving boards or pool filter equipment.*

Assessment: Complies
The existing pool is proposed to be reduced in size and remains more than 1m from the northern boundary to 5 Appian Way.

Fire Safety
Objectives
1 *To ensure that all new building work provides for an acceptable level of safety for residents in case of fire.*
Provisions
1 *External walls of single dwellings and other structures must be of fire resistant construction, and comply with the relevant provisions of the Building Code of Australia.*
2 *Approved smoke alarms must be installed in accordance with the Building Code of Australia and Australian Standard AS 3786-1993 - Smoke Alarms.*
3 *Effective setback and/or protection of structures from fire source features must be in accordance with the Building Code of Australia.*

Assessment: Complies
The proposed alterations and additions are compliant with the relevant provision of the BCA.

Demolition
Objectives
1 *To ensure that the demolition of structures is carried out in an effective manner without affecting the health and amenity of the surrounding residents.*
Provisions
1 *All demolition must be carried out in accordance with Australian Standard AS 2601-2001- The Demolition of Structures.*
2 *All building materials containing asbestos must be carefully handled and removed from the site in accordance with WorkCover requirements.*
3 *To minimise dust and debris that cause an unnecessary hazard and/or damage to surrounding properties, appropriate protective measures must be taken.*
4 *To minimise sediment movement and water pollution due to surface run off, protective environmental site management measures must be employed on site.*
5 *To minimise damage to street trees, footpaths, kerbing and road pavements, protective measures must be employed.*

Assessment: Complies
The demolition proposed is in accordance with Australian Standard AS 2601-2001.
Refer to the demolition plans prepared by Commonplace.

Earthworks
Objectives
1 *To ensure that site works are safe and environmentally sound.*
2 *To ensure that adjoining residents are not detrimentally affected by the removal of soil or rock.*

Provisions

1 *Adequate sedimentation control measures must be provided around sites to prevent polluted surface run off reaching water course or adjoining land, prior to the commencement of any work.*
2 *To prevent earthworks from becoming dangerous to life or property, excavation must be adequately shored and guarded.*
3 *Batters or underpinning of excavation is required to protect structures on adjacent properties from ground surface movement.*
4 *The details of excavation or filling of land must be included in the Development Application.*
5 *A dilapidation survey may be required to be carried out for excavations.*
6 *In excavated areas after rain periods, seepage, or the ponding of water must be collected and disposed of in an appropriate manner.*
7 *The maximum permitted depth of fill on a site is 500mm. Cutting and filling is to be minimised as far as practicable. Fill materials must be clean fill only and placed in such a manner so as not to disturb existing trees that are to be retained.*

Assessment: Complies

Earthworks are minimised with the depth of fill lower than the maximum 500mm permitted by the DCP.

4.5.3 Ancillary Structures

4.5.3.2 Carports

Objectives

1 *To achieve a design that is sympathetic with the streetscape and the subject and adjoining single dwellings.*
2 *To recognise the needs of residents to erect carports.*
3 *To minimise the size, bulk and scale of carports.*

Provisions

Carports Behind Building Line

1 *All It is preferable that carports be erected in the rear yard of a property and not be erected between the wall of a single dwelling and the side boundary of the allotment.*
2 *Where a carport is erected on the side of the single dwelling:*
It may be attached to the side wall of the single dwelling and extend to the boundary line.

The carport roofline must be set back 500mm from the side boundary line. Supporting posts and beams are permitted adjacent to the boundary. Refer to Part 3.7.1.6 of the Building Code of Australia (BCA) for further information.

The carport must stand clear of a side boundary fence (i.e. carports must not be attached to the fence) and there must be a clear space between the underside of the roof structure and any fence.

Where it adjoins the side wall of a single dwelling, it must not be infilled at its side or ends.

It may be enclosed at the front with open ornamental-type metal gates for security purposes.

Carports Forward of the Building Line

3 *Carports may be permitted between the building line and the street alignment provided:*
- *The driveway to the rear of the site is less than 2.4m wide.*
- *The driveway width to the rear of the site is between 2.4m and 2.6m, but it is not feasible to provide parking in the rear yard.*

- *Where a side boundary fence exists or is proposed, the carport must stand clear of such a fence (i.e. it must not be attached to the fence) and there must be a clear space between the underside of the roof structure and any fence.*
- *There is no interference or obstruction to the natural lighting or ventilation of the subject and adjoining single dwellings.*
- *There is no interference or obstruction to users of the roadway or pedestrians.*
- *The carport must not be enclosed.*
- *Any gates must not open onto the footpath.*
- *The carport must be compatible with the streetscape.*
- *The carport must not adversely affect the style and character of the front façade of the building.*

Carport Dimensions

4 *Minimum dimension for a carport must be 5m x 2.5m.*

5 *Maximum dimension for a carport must be 6m x 3m.*

6 *Maximum height of a carport must be 2.4m, measured from the floor level to the outside surface of the roof cover.*

Vehicular Access via Side or Rear Lanes

7 *Carports with vehicular access from side or rear lanes and streets must have a minimum boundary setback of 1.4m. Any fencing between the carport and the alignment must be splayed at a 45-degree angle.*

Design

8 *Consideration must be given to the design and appearance of a carport and its effect upon the general appearance of the single dwelling and the streetscape.*

9 *Carports located in front of or near the front of the single dwelling must have supporting posts that are architecturally compatible with the single dwelling. These supporting posts must have a 50mm diameter or 50mm square metal section.*

Levels

10 *Where the carport is proposed to be located near the street alignment, the levels of a carport floor must be obtained from Council's Assets, Design and Contracts section and must be strictly adhered to.*

Assessment: Complies

The carport is sited behind the building line to the side of the dwelling house, setback greater than 500mm from the side boundary line.

The dimensions of the carport exceed the maximum dimensions of 6m x 3m, being 5.8m x 7.6m, however such car port dimensions do not generate any adverse streetscape, heritage, visual bulk or amenity impacts. The additional area/dimensions allow for the provision of storage and bike parking at the rear of the carport.

The design of the carport has taken into account the federation dwelling house and its heritage features.

4.6.1.2. Section 4.7: Heritage in Residential Precincts

4.7.2 Heritage Controls

Objectives

1 *Retain and conserve heritage items and contributory items within heritage conservation areas and maintain their heritage significance.*
2 *Ensure that alterations or additions to heritage listed buildings and contributory items within heritage conservation areas are sympathetic to the heritage significance of the property and do not detract from the character of the streetscape.*
3 *Ensure that alterations or additions to heritage listed buildings and contributory items within heritage conservation areas reflect the predominant scale, height, proportion, character and setbacks of the existing building, and surrounding development.*
4 *Ensure development in the vicinity of a heritage item or heritage conservation area is designed and sited to protect the heritage significance of the item or heritage conservation area.*
5 *Retain the original subdivision and building patterns of heritage conservation areas and heritage listed properties.*
6 *Ensure that subdivision or amalgamation of lots does not result in adverse impacts on the curtilages or settings of heritage items or contributory items in heritage conservation areas.*

Provisions

General

1 *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.*
2 *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.*
3 *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.*
4 *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.*
5 *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.*

Assessment: Complies

A Heritage Impact Statement has been prepared by NBRS and is submitted with this development application.

Building Design Considerations

6 *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 interpretation.*

7 *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.*
8 *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.*
9 *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.*
10 *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.*

Assessment: Complies
The design of the alterations and additions are sympathetic in scale and character to that of the dwelling house. The proposed alterations and additions are modestly scaled in relation to the dwelling house and is submissive in nature.

Roofs

11 *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.*
12 *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.*
13 *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.*
14 *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.*
15 *Original roof materials such as slate and Marseille terracotta tiles and key roof features such as chimneys should be retained or reinstated.*

Assessment: Complies
The alterations and additions are located behind the existing main roof form, set lower than the dwelling house which ensures the characteristics of the streetscape are maintained.

Roof Replacement

16 *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.*

Generally, terracotta tiled houses of the Federation and early Inter-War period will be required to replace the roof with unglazed terracotta tiles in a Marseille profile and natural "terracotta" colour.

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.

17 *Replacement roofing shall be based on evidence of the period, style, traditional form and materials of the existing building.*

18 *Roof details, such as finials and ridge capping, are to be maintained where possible, or replaced with matching elements.*

Assessment: N/A

Attic-Style and First Floor Additions

19 *'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.*

20 *First floor additions are only permitted where these would not affect the single storey character of the existing structure.*

21 *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.*

Assessment: N/A

Floor to Ceiling Height

22 *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.*

Assessment: Complies

The proposed alterations and additions make no changes to the existing floor to ceiling height but maintain the consistent height.

Dormer Windows

23 *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.*

24 *Flush 'Velux-style' roof windows are often a more sympathetic alternative to a dormer window.*

Assessment: N/A

There are no dormer windows proposed.

Street Fronted Facades

25 *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.*

26 *Original windows and doors must be retained or reinstated.*

27 *New windows and doors, especially where visible from the street, must match the proportions, style and materials of existing window and door features that correspond to the architectural style of the dwelling house.*

28 *The external wall finishes and treatments of the heritage property must match the architectural style of the dwelling house.*

29 *Cement render of existing face brick walls is not permitted.*

30 *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.*

31 *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.*

Assessment: Complies

The alterations and additions will maintain the street fronted facades by retaining the original dwelling house and siting the proposed additions to the rear of the house. The proposal also includes a substantial upgrade to the quality and quantity of landscaping within the front setback, which enhances the setting of the item as viewed from the front of the site, as shown in the excerpt of the render below:



Figure 52: Excerpt of streetscape render

Verandahs

32 *The enclosure of original open verandahs is not permitted.*

33 *The reinstatement of verandahs, whether simple or elaborate in decoration, must match the architectural style of the dwelling house.*

Assessment: Complies
The proposed alterations and additions make no change to the existing verandahs.

Landscaping

34 *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.*

Assessment: Complies
The proposed alterations and additions enhance the quality and quantity of landscaping provided in the front setback, with the majority of the front setback being landscaped. The gravel driveways are retained with no additional hard surfaces proposed.

Views and Vistas

35 *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.*

Assessment: Complies
The proposed alterations and additions do not detract from the setting of the heritage property. The views from the public domain to the dwelling house are maintained.

Terrace Buildings

36 *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.*

Assessment: N/A

New Development

37 *There are instances where new development may be built on the site of a heritage item, or within a heritage conservation area. Where this occurs, the new development must ensure it respects and interprets the predominant heritage character of that particular site or precinct.*

38 *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*
- *Interpreting the materials and architectural detailing of the heritage conservation area.*

39 *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.*

Assessment: N/A

Development in the Vicinity of a Heritage Property

40 New development, or alterations and additions to existing development, that is located in the vicinity of a heritage property, must be designed and sited to:

- *Have regard for, and be compatible with, the significance of the heritage property*
- *Reflect the bulk, scale, height and proportion of the heritage property*
- *Respect the front garden setting, any established setbacks, and views and vistas of the heritage property*
- *Be recessive in character and not dominate the heritage property*
- *Interpret the materials and architectural detailing of the heritage property*
- *Respond to the building alignment of the heritage property.*

a. Any development having three storeys or more which is contiguous to a heritage property will be expected to observe a 5m minimum setback from the heritage property's boundary (and 4m minimum setback for any below-ground excavation/basement).

The purpose of this setback is to:

- *Provide for a sensitive separation of buildings and maintenance of a heritage item's setting, particularly the "open garden setting" and generous setbacks typical of heritage-listed houses. A setback will be required irrespective of the setback of the heritage building from its boundary.*
- *Enable deep soil landscaping and substantial trees to be accommodated on the development site to provide a landscape buffer. This requirement applies irrespective of whether there is existing landscaping on the heritage property.*
- *Limit the potential for excavation and construction works to negatively affect the structural stability of the heritage item, or affect established trees/landscaping within the heritage property.*
- *Not prejudice the future development of heritage properties, particularly extensions. It is important that heritage places remain viable into the future.*
- *Limit the opportunity for negative impacts upon the amenity (especially noise and visual privacy) enjoyed by the residents/occupants of the heritage property.*

b. Any development located on a site contiguous with a heritage property, shall have regard to the following:

- *The front setback area of the development is to maintain an open setting for the heritage item such as by way of a lower front fence height, sensitive location of the pedestrian access path/entrance, and landscaping. The "privatisation" of the front setback – characterised by courtyards, fences dividing private open space, multiple entries, and high walls – should be avoided. Structures (e.g. bin enclosures, covered letterboxes, fire stairs) should be avoided in the front setback.*
- *The location of driveways in close proximity to the heritage item's boundary is to be avoided. Driveways have the potential to adversely impact the amenity of the heritage property, its setting, cause excavation impacts, and reduce landscaping of the new development.*
- *The location of multiple courtyards or private open spaces along the boundary of the heritage item is to be avoided. This densification of use has the potential to impact the amenity of the heritage property's residents/occupants.*

Assessment: N/A

Subdivision

41 Subdivision of an existing lot will not be permitted where it is proposing to subdivide the front portion (i.e. front yard) of a heritage items or contributory item in a heritage conservation area unless it can be demonstrated that the subdivision and associated new development will not:

i. obscure the existing heritage building and its curtilage, and

ii. negatively affect the property's setting, or alter the established subdivision pattern of development in that street and/or heritage conservation area.

42 A proposed subdivision of an existing lot within a heritage conservation area will generally not be supported, unless the lots are of a size in area and dimensions which reflects the characteristics of historically relevant allotments adjoining and in the vicinity of the site and where the proposed subdivision does not adversely impact on the setting and curtilage of the significant building or place.

43 Subdivision of a heritage property is generally not supported by virtue of the likely impact on the setting and curtilage of the significant building or place, and on account of limiting the ability of the heritage property to adapt to future needs on a significantly reduced lot size.

44 Applications for the subdivision of an existing lot to create a new lot or site consolidation are to demonstrate that:

i. the setting of the heritage items on the site, or contributory items on the site or within the vicinity, are not compromised;

ii. the relationship between the heritage item or contributory item and associated features such as landscaping, trees, fences, and outbuildings are retained; and

iii. the heritage item or contributory item retains the ability to adapt to future needs on a smaller lot size.

45 Where the subdivision or amalgamation of an existing lot is proposed the demolition of the heritage item or contributory item on the original lot will not be permitted.

46 Where a heritage building forms part of a larger redevelopment, Council will generally require that repair or restorative work to the heritage building or place is undertaken prior to any subdivision or occupation. For instance, through a condition of consent requiring certain works prior to the issue of a Subdivision Certificate or Occupation Certificate. This approach seeks to ensure that the conservation of the heritage property is integral to the redevelopment.

Assessment: N/A

Paint and Colour Schemes

47 Painting over unpainted features such as external stonework and face brickwork of a heritage property is not permitted.

48 New paint and heritage colour schemes must reflect the most significant design period of the heritage property.

Assessment: Complies

The proposed materials and finishes to the alterations and additions are similar to the existing dwelling house and are compatible with the design and character of the heritage listed dwelling.

Ancillary Structures and Vehicle Parking

49 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.*

50 *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.*

51 *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.*

52 *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. Hardstand parking spaces located forward of the building line will not be permitted where:*

i. The potential for alternative on-site vehicle parking is available
ii. The existing house is setback 7m or less from the front boundary
iii. The property has a width at the street frontage of 15m or less
iv. The existing house has a side boundary setback of 2.4m or more, or
v. The combined area of all hardstand surfaces (e.g. paths, paving, driveway etc.) within the front yard would account for 50% or more of the front yard.

In exceptional circumstances, and at the exclusion of properties subject to above items (i) - (v), consideration may be given to a visually discreet and simple parallel strip hardstand area of minimum dimensions, with soft landscape treatment, where Council is satisfied that the hardstand area does not negatively impact upon the front setting of the heritage property and surrounding streetscape.

53 *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.*

54 *Garages and carports must use design detailing, materials and paint schemes that refer to and are compatible with the heritage property. Simply designed structures using lightweight materials, comprising of a simple form and using appropriate materials are preferable.*

55 *The roofs of garages and carports must be simple in form and must not dominate or unduly contrast with the roof form of the heritage property. Ornate detailing and complex roof forms are generally inappropriate.*

56 *Driveways shall not have a stencilled concrete finish. Pavers, plain or single- coloured concrete finishes are preferable in achieving a recessive appearance.*

Assessment: Complies

As outlined above, the proposed carport is located on the side of the existing dwelling house, greater than 12m behind the building line. The design of the carport is sympathetic to the dwelling house and includes a green roof to enhance its presentation and compatibility with the heritage listed dwelling.

The proposed ancillary structures consist of minor elements, including bin storage and bike shed, and are sited to the side and rear of the house.

Rainwater Tanks

57 Rainwater tanks must not be installed in the front garden or front setting of a heritage property.

58 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.

59 Where buildings have a front or wraparound verandah, the rainwater tank must be located a minimum 2m behind the verandah.

60 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.

Assessment: N/A

4.7.3 Fences on Heritage Properties

Objectives

1 To ensure that original and historically significant fences and gates are retained.

2 To ensure that new fences are sympathetic to the character of the heritage property.

3 To ensure new fences are in keeping with the period and style of the building.

4 To ensure that new fences are designed to complement the streetscape.

Provisions

Fence Character and Design

1 The removal of any fencing on a heritage property is not permitted without prior Council consent, unless it is exempt development.

2 Original fences must be retained and repaired.

3 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.

4 In the first instance, the design of new fencing should relate to the period and style of the building upon that property.

5 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.

6 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.

7 Where a site is sloped, the height of the fence shall comply with the maximum fence heights when measured perpendicular to the ground.

8 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.

Height of Front Boundary Fences

9 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.

10 The maximum height of solid or masonry front boundary fencing is 900mm above the adjacent footpath level.

11 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.

12 *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.*

Assessment: Complies
A 1m high solid timber fence and gate are proposed for the front boundary.

Fence Materials

13 *Heritage properties of the Federation or Inter-War period should adopt timber and/or masonry materials which are characteristic of that period.*
14 *Where new masonry front boundary fencing is proposed, the materials and design should match the colour and pattern of brickwork upon the existing building.*
15 *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.*

16 *The painting or rendering of original masonry fencing is not supported.*

Assessment: Complies
The material of the fence is adopted from the federation period which is of the same period as the dwelling house.

Side and Rear Boundary Fences

17 *The maximum height of side and rear boundary fencing is 1.8m.*
18 *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.*
19 *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.*
20 *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.*

Assessment: Complies
Both side boundary fences are proposed to be 1.8m, with the rear boundary fence to match the height of the neighbour's existing fence.

Lych Gates

21 *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.*

Examples of Fence and Gate Styles



Victorian Cast Iron Pickets and Gate



Federation Bungalow Timber Palings and Gate



Inter-War Bungalow Timber Paling Fence and Gate

Assessment: N/A

4.6.1.3. Section 4.8 Special Residential Precincts

4.8.1 Appian Way

Objectives

1 *To provide appropriate and consistent policy guidance for future development:*
   a. *By ensuring permanent protection of the Conservation Area, including all existing structures, landscape features and relics, and the setting of the area.*
   b. *Which will result in the long-term conservation and enhancement of the historic, architectural, landscape and streetscape elements which contribute to the distinctive character and unique environment of the Conservation Area.*
2 *To conserve the heritage significance of the Conservation Area and its setting.*
3 *To increase the awareness of persons using the BDCP about the significance of the Conservation Area and the role of development in that context.*
4 *To conserve and/or enhance existing buildings, structures and works in the Conservation Area.*
5 *To retain and/or reinstate the characteristic architectural, landscape and streetscape elements of the Conservation Area.*
6 *To ensure that new development will safeguard the historic, cultural, social, architectural or aesthetic significance of the building, work or site as well as the streetscape of the area.*
7 *To ensure new development is sympathetic to the particular building and/or the Conservation Area in terms of siting, form, massing, articulation and detail composition.*
8 *To ensure that the proposed form of roof and details the style, size, proportion and position of openings of windows and doors the colours, textures, style, size and type of finish of materials to be used on the exterior of building are compatible with similar features and materials used in the existing building on the site and in the Conservation Area.*
9 *To retain any horticultural or stylistic features of merit of the building, work or site, or the Conservation Area generally.*

10 *To encourage the justified removal of structures or works which detract from the heritage significance of the particular building and/or the Conservation Area (non-contributory buildings or structures).*
11 *To ensure that the integrity of existing contributory buildings and works within the Conservation Area is not diminished by total or partial demolition or by alterations and additions.*
12 *To safeguard and document the pattern of development within the Conservation Area.*
13 *To retain the subdivision pattern of the Hoskins Estate.*

Provisions

Demolition (Partial or Total)

1 *Buildings or works which are considered, in the opinion of the Council, to contribute to the significance of the conservation area or its streetscape should not be demolished.*
2 *Non-contributory buildings or works may only be demolished with Council approval, where their removal is supported through appropriate analysis as part of a Heritage Impact Statement*
3 *Notwithstanding Provisions D1 and D2, demolition of an existing structure will not be permitted unless development approval has been achieved for a replacement structure, or for appropriate restoration, renovation or repair of the building, works or site.*

Assessment: Complies

There is partial demolition proposed which consists of a non-contributory building at the rear of the existing dwelling house.

Ground and First Floor Works (including attic additions)

4 *Architectural design elements shall be incorporated/integrated to avoid the creation of large plain wall surface areas.*
5 *Alterations and additions shall be designed to complement the style of the existing dwelling and its setting, and not detract from the original and/or existing relationship of the building or works to the street.*
6 *Alterations and additions that engulf the existing dwelling in terms of floor space are not appropriate in the Appian Way Conservation Area.*

Assessment: Complies

The proposed alterations and additions are integrated with the existing dwelling house and are sited at the rear. The design is complimentary to the existing dwelling house and does not detract from the streetscape.

Roof Details

7 *Roofs should maintain the pitch and (generally) asymmetric line of the existing roof, to consist of one major (hipped) section with secondary gables and hips.*
8 *Small suitably designed gables and other repeated elements where justifiable, should reflect the proportions, detailing and form of the main gable.*
9 *The use of turrets, spires, domes and towers, and dormer windows will be permitted only where they respect the existing dwelling and the streetscape. These elements are not to dominate the contextual form or setting of the existing building.*
10 *Additions and extensions should not disrupt the roofline, nor dominate the front and/or side elevations. Roof forms of additions should be lower than the existing roof and differentiated from the original.*

11 *Roof additions should not dominate that of the existing dwelling as viewed from the street and shall remain recessive, to be limited to appropriate roof elements which maintain the existing composition of the front façade.*
12 *Extensions located to the rear of the dwelling should respect the form and balance of the existing rear part of the building and the layout of the garden. In some cases, say on larger lots, pavilion extensions would be acceptable.*
13 *Upper floor extensions should be contained within the existing roofline, with roof forms of a high pitch (30 to 35 degrees) required to accommodate a proposed attic level. Such roof additions should access daylight from appropriately scaled dormer windows only where otherwise flat-in-plane window only should be provided.*
14 *Other forms of alterations and additions, which do not satisfy Controls P7-P13, are unacceptable.*
15 *Roofs of all residential buildings should be finished with either slates or unglazed Marseilles terracotta tiles, as appropriate, with roofs to be completed as a single entity. Patching of roof materials to be undertaken from rear to front and side elevations, with replacements occurring to the whole of the rear, as necessary, to allow existing material to be recycled for use on the side and front roof slopes.*
16 *New roofs should be sympathetic to the design and details of the existing house or structure.*
17 *The following are typical roof details:*
    - *Slate and unglazed terracotta tiles.*
    - *Terracotta ridge cappings and ornaments (crests, finials) replicating the originals for tile and slate roofs.*
    - *Original gable ends may accommodate shingles or rendered brickwork, either stucco or roughcast patterns.*
    - *Rafter ends to roof eaves should be exposed.*
    - *Guttering of half-round or ogee profile, with round downpipes.*
18 *Skylights are not permitted to the main roof areas except on rear elevations where only one skylight per roof plane is permissible.*

Assessment: Complies
The proposed alterations and additions at the rear of the dwelling house adopt a similar sloped roof to that of the dwelling house, sympathetic in nature.

There are 2 skylights proposed at the rear of the main roof on the existing dwelling house and are unperceivable from the street.

Chimney Details

19 *Chimneys should be retained in situ. Main fireplaces are not to be removed.*
20 *The detailing and proportions of proposed chimneys should be sympathetic to existing chimney elements.*
21 *Modern flues, exhausts and similar elements should generally be avoided and are not permitted on the front or side elevations of a dwelling house, or where they can be seen from the street.*

Assessment: N/A

Verandah Details

22 *New verandahs, simple or elaborate in decoration, should match existing in original detail. Appropriate details include:*
    - *Verandahs supported by turned timber columns.*
    - *Wide edges, generally finished with slate or marble slabs.*

- *Enclosed with low brick walls and/or timber balustrades.*
- *Verandah brickwork forming a plinth for the timber supports, either capped, with brick on edge or stone.*
- *Mosaic or tessellated tiling for the verandah floor surface.*

23 *Columns, decorative timber brackets and valance boards (span column tops) should be retained and restored/reconstructed to remain as important elements for defining, by their position and spacing, particular features (entries, windows, verandah corners and gables).*

Assessment: N/A

Façade Details

24 *The external wall finish of a new addition to a dwelling should match that of the existing dwelling or be appropriate to that of original dwellings in the area. Note that the rear portions of buildings usually have less elaborate materials and details.*

Assessment: Complies
The materials and finishes chosen for the proposed alterations and additions are appropriate for the site.

Window and Sunhood Details

25 *New windows for a dwelling are to match and complement original windows and should incorporate the following details:*

- *Vertical modules, either single and grouped in banks divided only by timber sashes and mullions*
- *The proportions of an opening rectangular window shall generally be a third as wide as it is tall (for a single window), with banking in these proportions for larger openings and for bay windows*
- *Window frames should be in wood and painted to match original paintwork*
- *Window types should respond to the existing detailing of the dwelling house.*

26 *Aluminium framed windows will not be permitted. Original sunhoods should be retained, repaired or reinstated where necessary.*

27 *Modern style external security roll-up metal screens or grilles are not appropriate to dwellings in the Appian Way.*

Assessment: Complies
The proposed windows on the rear addition are complementary of the existing dwelling house windows and consistent with the Heritage Impact Statement.

Door Details

28 *Front doors should match existing and contain moulded recessed timber panels and leadlight/stained glass panels, together with sidelights and fanlights, to accentuate the prominence of the entry.*

29 *Side or other doors, which are not the main entry, may be less elaborate, but should complement or match existing external doors.*

30 *Security grille doors should not obscure the details of the main door and should not, when fitted, cause damage to the fabric of the dwelling.*

Assessment: Complies

The proposed doors on the rear addition are complementary of the existing dwelling house doors and consistent with the Heritage Impact Statement.

Details of Material for Residential Dwellings and Associated Structures

31 *Original materials of the 1900-1920s period are to be used, or where these are not available, used and substitute materials of appropriate quality are encouraged. Applicants are to identify the source of appropriate materials with the Development Application and to supply samples for approval as part of the development assessment process. Tuck pointing and re-skinning of brickwork is inappropriate in this Conservation Area.*

32 *Common brick/lime mortar should be used on rear/side walls.*

Assessment: Complies

The materials proposed on the rear addition are appropriately chosen to fit within the conservation area.

Garage and Carport Details

33 *Garages and carports should be detached and preferably to the rear of the site, to reflect the particular site's originality with the scale and height to be secondary to the dwelling.*

34 *Basic materials of construction, including colours and finishes, for garages and carports should be similar to that of dwelling houses, or other existing contributory original car sheds in the Conservation Area.*

35 *Garages should incorporate simple metal or timber garage doors with small width slats or grooves. Decorative garage doors are not suitable in the Appian Way.*

36 *Timber-posted carports with pitched roofs are to be designed appropriately. The pitch of such roofs is to be similar to that of the dwelling.*

37 *Carports should not be enclosed nor be provided with doors.*

38 *Driveway paving should reflect the garden setting of the existing dwelling, and incorporate the use of period garden design elements, i.e. gravel finishes, informal paving, brick edging single wheel driveway tracks.*

39 *Driveway paving should be kept to a minimum in width and extent such that separate wheel tracks are not to exceed 0.4m in width.*

Assessment: Complies

The proposed carport is sited to the side of the dwelling house and has the appropriate materials similar to that of the dwelling house. The gravel driveway is retained.

Garden Shed and other Utility Building Details

40 *Garden sheds and other utility buildings should be located in the rear yard and should be as low and unobtrusive as possible.*

41 *Preferred construction for such buildings is timber or fibre cement weatherboard with a galvanised iron roof.*

Assessment: Complies

The proposed bike shed and bin storage are located at the side and rear of the house, being of low profile.

Fence and Gate Details

42 *Properties which have full or partial (plinth and/or piers) brick front fencing should retain such elements.*

43 *All other properties not subject to FG1 should incorporate timber picket front fencing, painted white or other appropriate light colour, on the front boundary as a feature of the Conservation Area.*
44 *The style, height and material of fencing should reflect the original details predominant within the Conservation Area.*
45 *Side path gates, letterboxes, lych gates, lighting and other street furniture or site facilities, visible from the street, should be appropriately styled to reflect original details relevant to the Conservation Area and not to detract from the heritage significance of the particular dwelling.*
46 *Side fences to establish property boundaries are to be appropriately understated post and rail with wire mesh infill (no brick fences or any other structures are considered appropriate on or within 900mm of a common boundary including a rear boundary).*

Assessment: Complies
A 1m high timber fence and gate is proposed for the front boundary.
Both side boundary fences are proposed to be 1.8m, with the rear boundary fence to match the height of the neighbour's existing fence.

Landscaping/Garden Details

47 *A semi-formal design is generally appropriate for front and side gardens viewed from the street, with landscape plans to demonstrate:*
- *Well defined boundaries.*
- *Trimmed lawns (buffalo or couch).*
- *Edges and planting in neat beds.*
- *Shrubs and nominated shade trees located to complement the house.*
- *Appropriate plant material reflecting the species commonly available between 1900 and 1920 in the area.*

48 *Pathways may divide the lawn area, lined with flowerbeds that should also line inside the front fence.*
49 *Rear gardens may be more informal and functional to individual use with the planting of larger trees at the rear of the dwellings.*
50 *A landscape plan shall be provided where alterations or additions to existing garden layouts or content are proposed. New planting shall correspond with details of original plant species and garden layouts typical of the period garden setting of the dwelling or, where more appropriate, the Conservation Area.*
51 *Existing contributory trees, plants, garden layouts and garden features should be retained and incorporated within any development proposal.*
52 *Not more than 30% of the site area should be built upon, hard paved etc.*
53 *The trees in the nature strips form a significant visual element in the Conservation Area and should be properly protected and maintained appropriately.*

Assessment: Merit Assessment
The proposed alterations and additions make minor changes to the landscaped areas at the front and rear. The proposed landscaping on the site is far beyond the numeric requirements, whilst the accompanying landscape plan by Melissa Wilson Landscape Architect enhances the quality and quantity of landscaping on the site. 43% of the total site area is non-permeable area, a variation of 13% to the maximum 30%. However, as the total soft landscaping in the front and rear yards are far greater than the minimum 30% (front) and 70% (rear), and majority of the built form being to the rear of the site, it is considered that the enhanced soft landscaping is able to

soften the built form and non-permeable areas. On this basis, the 13% variation is of minor scale and indiscernible from the streetscape due to the large of amount of soft landscaping.

Central Recreation Area and Pavilion Details

This area is important and is to be conserved as it is a key part of the significance of the Conservation Area.

54 Any proposal to repair, renovate or otherwise develop or modify the recreation area and/or its weatherboard pavilion layout, structure, planting, or other fencing elements, including change of use, should be discussed firstly with the Council's Heritage Adviser, prior to the submission of a Development Application.

55 The fencing, sports pavilion, surrounding landscaping and sports facilities are to be properly maintained as the primary focus of the estate.

Assessment: N/A

Colours, External Finishes and other Decoration Details

56 A full colour scheme should be provided with the Development Application, with colours selected to correspond to brick types, original paint types, shades and compositions which respect the period character of the existing building or work or, where more appropriate, the Conservation Area generally.

57 Existing contributory details and decorations should be maintained and preserved.

58 New details and decorations should reflect the original detailing and decoration of existing building or works, or where more appropriate, the Conservation Area generally.

59 Unpainted surfaces of original buildings or works should not be painted, rendered, plastered or covered with any other material.

Assessment: Complies

A colours, external finishes schedule has been submitted with this development application.

Subdivision Details

60 The integrity of the original subdivision pattern of the Hoskins Estate should be preserved. Subdivision of existing allotments is contrary to the aims and objectives of the Hoskins Estate.

Assessment: N/A

Dual Occupancy

61 Detached dual occupancies are not appropriate to this Conservation Area.

62 Any other form of dual occupancy development should conform to all the requirements of this DCP for the Conservation Area.

Assessment: N/A

Additional Controls for New Development

63 New dwellings will only be permitted to replace non-contributory dwellings within the Conservation Area.

64 The major design form of a new building should be compatible with the Conservation Area. Buildings are to be asymmetrical in plan and massing and of single storey construction. The scale and style of new development should be in sympathy with the original stylistic development within the Conservation Area. Contemporary interpretation of existing dwelling styles is encouraged. Imitation style is not appropriate for new dwellings.

65 *Feature elements are necessary to avoid large blank façades, both to the street and on side elevations, and may include bay windows, verandahs, protruding gables, with hipped or gabled roof lines which exhibit variations in line but are generally well pitched (30-35 degrees).*
66 *A new building should relate sympathetically to those neighbouring and in siting, form, massing, articulation and detail composition.*
67 *The development should maintain existing views from neighbouring dwellings, achieve views of the Appian Way private recreation area and provide for retention of views of the rear gardens and trees between buildings.*
68 *Non-residential buildings (garages, garden sheds, workshops, etc.) shall complement the proposed dwelling house for the site, with siting, scale, form, massing design and detailing typical of the Conservation Area.*
69 *The removal of uncharacteristic or non-contributory buildings from the Conservation Area is generally encouraged.*
70 *The existing or former front boundary setback should be maintained.*
71 *Side boundary setbacks should be as generous as possible and relate to the original Hoskins Estate dwelling.*

Assessment: N/A- alterations and additions only.

4.6.1.4. Section 8.3: Appian Way – Assessment of Significance (Relates to Section 4.7)

Criterion 1: Historical Significance
It is a personal and individual interpretation of the architectural styles of the early 1900's by George Hoskins and builder/designer William Richards.

Suggested early precedents include 1869 Emery Childs' Riverside (1600 acres) and residential suburbs in Chicago Illinois by Frederick Law Olmstead and Calvent Vaux, with informally curved roads, tree lined streets and links to open spaces. Concepts of physical and social qualities. Olmstead referred to 'Happy tranquillity'.

The Hoskins Estate was much more modest than Riverside but the similarities are clear.
Other possible influences could have been the first Garden Suburbs in England at Bedford Park 1876 and in Bournemouth.

Ebenezer Howard published a book "Garden Cities for tomorrow" in 1897 promoting integration of recreational and residential areas. Hoskins inclusion of a recreational area may be an idea taken from the Haberfield Estate development of R. Stanton with its provision of recreational facilities including lawns and a community meeting pavilion.

There was no regulation regarding sub-divisions in NSW until 1906.

Although William Richards had migrated from England the designs in the Appian Way are said to be based mainly on local Australian Architecture.

Criterion 2: Aesthetic Significance
The area is a rare Federation Queen Anne (sometimes referred to as Edwardian Bungalow) precinct of architectural and constructional excellence.

It represents an almost intact, complete Federation streetscape (though not strictly in Federation style) and is a unique part of the development of Sydney with exceptionally generous landscaped settings of high quality.

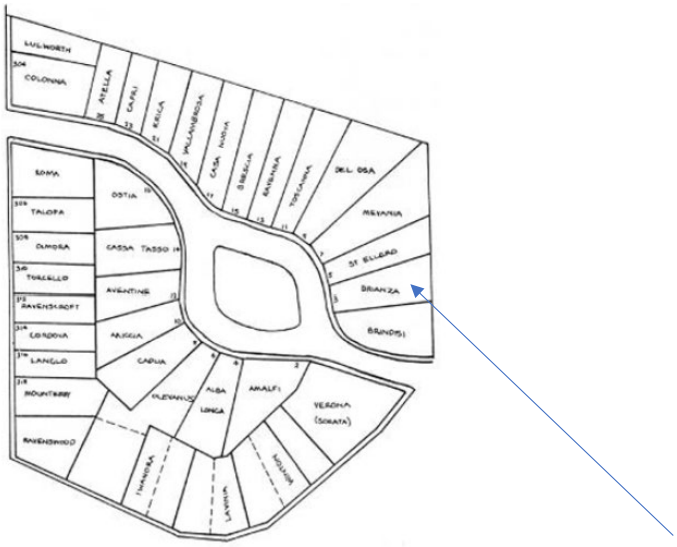

Figure 83. The property names of the Hoskins Estate

The ideas that influenced Richards' design of Hoskins Estate Houses were those of the Federation Queen Anne Style popular from the early 1890s to the start of World War One. The essential character the houses of the estate are related to intersecting gabled roofs, verandahs integrated with the house under the same roofline and turned timber verandah posts.

Generally, the houses are of complex, asymmetrical form, being dominated by extensive verandahs and prominent, irregular rooflines.

The verandahs often have a corner emphasis and as the houses are placed on wide allotments, they tend to feature carefully designed and executed side elevations as well as street façades.

Some roofs incorporate small ornamental turrets. The square turrets of "Vallambrosa", "Capri" and "Talofa" were positioned above entrance halls and the polygonal turret of "Alba Longa" visually reinforces the shape of the verandah below. The only functional turret is at "Verona", where the turret encloses a small room.

The interior of the houses are large with many rooms and involved plans based predominantly on the central hallway concept, which had long been the traditional arrangement in house planning. Consequently, all the rooms are clearly defined and linked by corridors, rather than adopting open living spaces.

The Appian Way houses were designed so that their residents would be able to view the recreation ground from their front verandahs.

The allotments within Hoskins Estate are generally large, and consequently the gardens are extensive. The width of some allotments has resulted in gardens that virtually surround the houses on all sides, and the houses do not encroach closer than at least three metres to the boundaries of their allotments.

The houses have been positioned so that substantial landscaping was provided at both front and rear of the building.

The gardens of the Federation period possessed an individual character and their essence was a reliance on expanses of trim lawns and isolated individual shade trees and shrubs scattered in small informal beds. Rows of small shrubs were planted in narrow beds surrounding the houses and also along the borders of the allotments.

The trees and shrubs used in the gardens have changed over the years, but the original plantings were probably a combination of Australian natives and exotic species.

"Mounterey" has a garden dominated by small palms. In general, Federation gardens tended to use shrubs rather than massed flowerbeds.



Figure 84. Low picket fences and many shrubs in front gardens characterise the Appian Way Conservation Area

Previously, the road extended to the footpath providing a more informal edge.

The lots are large and houses are set well back, hence there are large front gardens. Today, these have neat lawns, with shrubs placed to complement the houses, e.g. tall thin trees in front, such as pines, with larger shrubs such as hydrangea 'softening' the buildings.

Some gardens have rose beds along the front fences and driveways. The houses originally had shaped flowerbeds, as evident from old photographs. These have been replaced with lawn. The gardens have their

boundaries defined by fences, paths and driveways. On larger blocks, these are curved and extend up to the house.

Within the gardens were features such as small summerhouses and lattice screens. Several gardens included private tennis courts such as at "Colonna" and "Amalfi". The overall treatment of the gardens indicates that the outdoor environment was an essential part of a resident's lifestyle.

Another aspect in the landscaping of the estate is the treatment of the roads and recreation area. The edges of the Appian Way were informal because the trees grew between the pavement kerb and the road.

Thus a soft line of soil, gravel, grasses and fallen leaves bordered the road. This situation remains around the recreation area, but on the opposite side the kerb has been moved out past the trees, creating a hard edge. The street trees are box brush, which are part of the original plantings.

All the fences on the estate were timber pickets, and the many that remain indicate that there was considerable diversity in the detailing of the fences.

The recreation area was essentially mown and rolled grass courts, but some shrubs were planted around the pavilion. The pavilion itself is of timber and iron roof construction and includes dressing rooms and an open verandah with a bench for participants and spectators to rest or shelter.

Criterion 3: Research Significance
The area comprises a very unusual and discrete form of garden suburb incorporating the ideas of the builder and owner, in particular the idea of leasing the houses to maintain control over the area. It is rare because no two allotments are the same shape or size, with complex free standing designs quite different from the average urban street.

Criterion 4: Social Significance
It was the product of the vision and desire of George Hoskins to create an ideal suburban environment.

The Conservation Area is rare because of its unique form, which is centred on a social ideal celebrated in the form of the central recreational area and facility. The estate and its houses provide an insight into both the period of its development and the people who lived in it.

Again a probable precedent was at Riverside where Olmstead and Vaux sought to provide a higher quality social environment.

The streetscape was designed 'to suggest and imply leisure contemplativeness and happy tranquillity', 'a character of informal village greens, commons and playgrounds'.

In the 19th century, leased accommodation was usually at the low end of the market with small houses or terraces. Leasing houses on the Appian Way was unusual, as the houses were large in size and number.

Hoskins also, unusually, maintained a continuous involvement in the estate. A recreation reserve was created in the middle of the Appian Way, with the subdivision. It was originally a croquet green, lawn bowling green and lawn tennis court, to provide opportunities for recreation of all ages. In 1909 the area became 3 tennis courts. A registered company was formed I 1913 – the Appian Way Recreation Club

Limited – with the shares subscribed for by residents of the estate with George Hoskins, a resident, the major shareholder and controller. The Recreation Club leased the recreation area to the Appian Way Tennis Club.

In 1929, the Hoskins' Estate Company decided to sell the recreation area. However, a local resident formed a new company and residents subscribed to shares, although today not all shareholders are residents.

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 the 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.

Assessment: Complies

A statement of significance has been provided by Commonplace Architects and is submitted with this Development Application. The accompanying HIS by NBRS also addresses the relevant provisions of the DCP.

4.7. SECTION 4.15 CONSIDERATIONS

In considering this development application, Council must consider the relevant planning criteria in Section 4.15 of the Environmental Planning and Assessment Act, 1979.

This assessment has taken into account the following provisions:

4.7.1. STATUTORY POLICY AND COMPLIANCE – s.4.15 (1)(a)

The proposal has been assessed in relation to all relevant planning instruments and development controls in this SEE, including the following:

The following planning instruments are relevant to the proposed development:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 2022;
- Burwood Local Environmental Plan (LEP) 2012; and
- Burwood Development Control Plan (DCP) 2013.

State Environmental Planning Policy (Biodiversity and Conservation) 2021
A majority of the trees are retained, in accordance with the arborist report, the proposal includes the removal of trees at the eastern rear of the site and to the north of the site.

State Environmental Planning Policy (Resilience and Hazards) 2021
Chapter 4
The subject site is not identified as forming part of an investigation area or otherwise being affected by contamination under Council's LEP, DCP or other policy. The site appears to have been in residential use since its original subdivision, with 1943 imagery indicating that the subject site is largely unchanged since that date.

State Environmental Planning Policy (Sustainable Buildings) 2022
A BASIX Certificate has been prepared and is submitted with this application which incorporates appropriate measures to reduce artificial heating, lighting and cooling means whilst also reducing water consumption.

Burwood LEP 2012
This SEE has addressed each of the relevant provisions of the LEP, and it is considered that the proposal satisfies the objectives and performance criteria of the LEP regardless of compliance. Any non-compliance with the numeric provisions of the LEP has been justified in this SEE.

Burwood DCP 2013
This SEE has addressed each of the relevant provisions of the DCP, and it is considered that the proposal satisfies the objectives and performance criteria of the DCP regardless of compliance. Any non-compliance with the numeric provisions of the DCP has been justified in this SEE.

4.7.2. NATURAL, BUILT ENVIRONMENT, SOCIAL AND ECONOMIC IMPACTS - s.4.15(b)

Throughout the period of construction, all measures will be taken to ensure that any noise, dust, and vibration will be kept to a minimum. All construction works will comply with the Building Code of Australia and any other relevant legislation for the duration of the works.

The proposed development is considered appropriate and is not considered to result in any adverse significant environmental impacts. Upon completion of the proposal, the day-to-day operations of the development are unlikely to cause undue impact in relation to overshadowing, privacy, visual impact, noise, air quality, water quality, or traffic and parking impacts.

The proposed development will provide contemporary residential accommodation that will satisfy environmental sustainability requirements. Wilderness areas and endangered fauna have not been identified on or around the site.

The proposed development is considered appropriate and will not be responsible for any adverse environmental impacts in relation to loss of visual or acoustic amenity, overshadowing, loss of view, or traffic and parking impacts.

The proposed development will not be detrimental to the social and economic environment in the locality and the Burwood LGA.

4.7.3. SUITABILITY OF THE SITE FOR DEVELOPMENT – s.4.15(c)

The size and shape of the site is suitable for the proposed development and the proposal does not create any adverse bulk or scale impacts. The proposal will not result in any loss of amenity to neighbouring properties.

4.7.4. SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT – s.4.15(d)

It is acknowledged that the consent authority must consider and assess all submissions made regarding this development application.

4.7.5. THE PUBLIC INTEREST – s.4.15(e)

Amenity impacts have been minimised, and the proposal is considered to be a positive contribution to the built and natural environment in this part of Burwood.

5. CONCLUSION

This Statement of Environmental Effects has demonstrated that the proposed alterations and additions to the heritage listed dwelling house at 3 Appian Way, Burwood are permissible and represents a desirable outcome for the site and the locality.

The site is zoned R2 Low Density Residential under Burwood Local Environmental Plan (LEP) 2012. The proposed alterations and additions are permissible in the R2 zone with consent and will continue to provide for the housing needs of the community and not inhibit other land uses that provide facilities or services to meet the day to day needs of the residents, thereby complying with the objectives of the R2 zone.

Clause 4.3 of the Burwood LEP 2012 prescribes a maximum building height limit of 8.5m on the site. The proposed alterations and additions are below the existing maximum height and therefore do not require a Clause 4.6 variation (in accordance with the judgement of Landcorp Australia Pty Ltd v City of Sydney Council 2020). The additions are single-storey in nature, and the sensitive siting of such additions to the rear and sides preserves the primary features of the dwelling as viewed from Appian Way.

Under Clause 4.4A (2) Exceptions for FSR of the Burwood LEP 2012, the prescribed maximum FSR is 0.52:1 for the subject site. The proposed FSR is 0.27:1 which is 0.25:1 (419.47sqm) below the maximum permissible FSR for the subject site. The proposed alterations and additions are sited at the rear and sides of the dwelling house, having a low profile and are complementary to the existing dwelling house.

The building on the subject site is listed as a general heritage item within the Appian Way Conservation Area. The proposed alterations and additions do not detract from the heritage dwelling house due to the sensitive siting and design of the additions to the sides and rear of the built form.

The proposed alterations and additions have been assessed with the appropriate Burwood DCP controls for residential development, heritage controls, and special residential precinct controls within this Statement of Environmental Effects.

In accordance with the recommendations of the heritage consultants, NBRS, the proposed alterations and additions are predominantly confined to the rear and sides of the dwelling house with partial demolition to the rear of the dwelling. The proposed alterations and additions allow for improved amenity and functionality whilst retaining the significant heritage values of the dwelling. In this regard, the streetscape presentation is essentially maintained.

Based on these considerations, the proposal is considered to be appropriate for the site and worthy of approval.



'Brianza'

GENERAL NOTE:
A good faith effort has been made to detail the neighbouring properties and street terrain based on available information: google maps, survey data + site visits.
Chimneys + fence heights not surveyed.
Internal survey by JB Stephens used to define external footprint of building.

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REV/ DATE/NOTE: A / 14/04/25 / DA ISSUE

3/20 Reddall St,
Manly NSW 2095

hello@somecommonplace.com

ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG AERIAL PHOTO

Project No. 2303

DWG No. EX 01

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
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STATUS DA
SCALE NTS

Architectural Plans



01 PROPOSED SITE ANALYSIS PLAN
Scale: 1:200

'Brianza'

GENERAL NOTE:
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REV/	DATE/NOTE:	
C	15/01/2026	DA ISSUE C- RFI #2
B	24/9/2025	DA ISSUE- RFI #1
A /	14/04/25 /	DA ISSUE

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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG PROP SITE ANALYSIS PLAN

Project No. 2303
DWG No. DA 01

FIONA HICKS
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KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

Architectural Plans



01 EX SITEPLAN
Scale: 1:200

'Brianza'

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Project 3 Appian Way, Burwood
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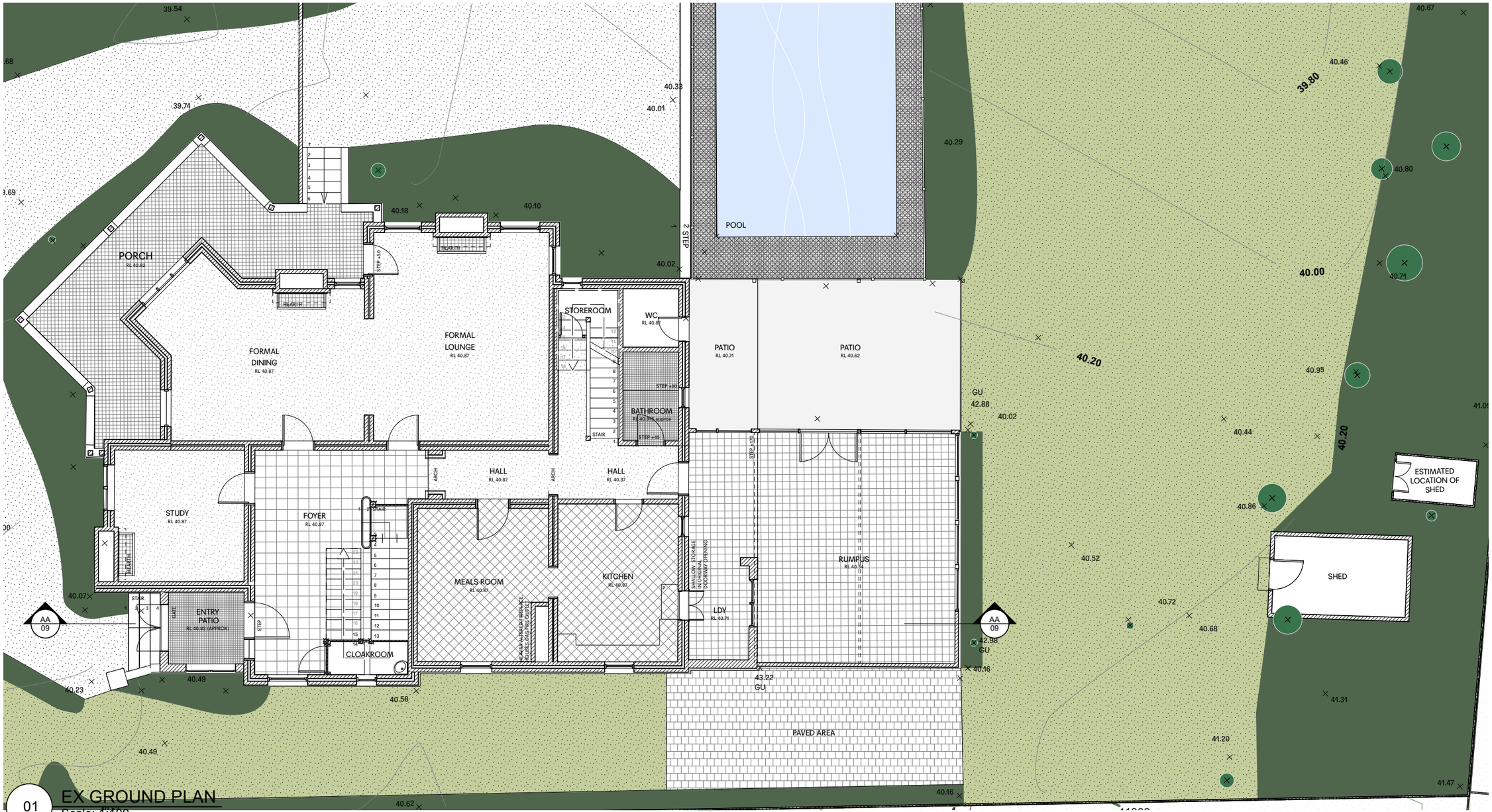
STATUS DA
SCALE 1:200

Architectural Plans



01 EX GROUND PLAN
Scale: 1:100

'Brianza'

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Chimneys + fence heights not surveyed.
Internal survey by JB Stephens used to define external footprint of building.

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ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG EX GROUND PLAN

Project No. 2303
DWG No. EX 03

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

Architectural Plans



01 EX L1 PLAN
Scale: 1:100

'Brianza'

GENERAL NOTE:
A good faith effort has been made to detail the neighbouring properties and street terrain based on available information: google maps, survey data + site visits.
Chimneys + fence heights not surveyed.
Internal survey by JB Stephens used to define external footprint of building.

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REV/ DATE/NOTE: A / 14/04/25 / DA ISSUE

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Manly NSW 2095

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ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG EX L1 PLAN

Project No. 2303

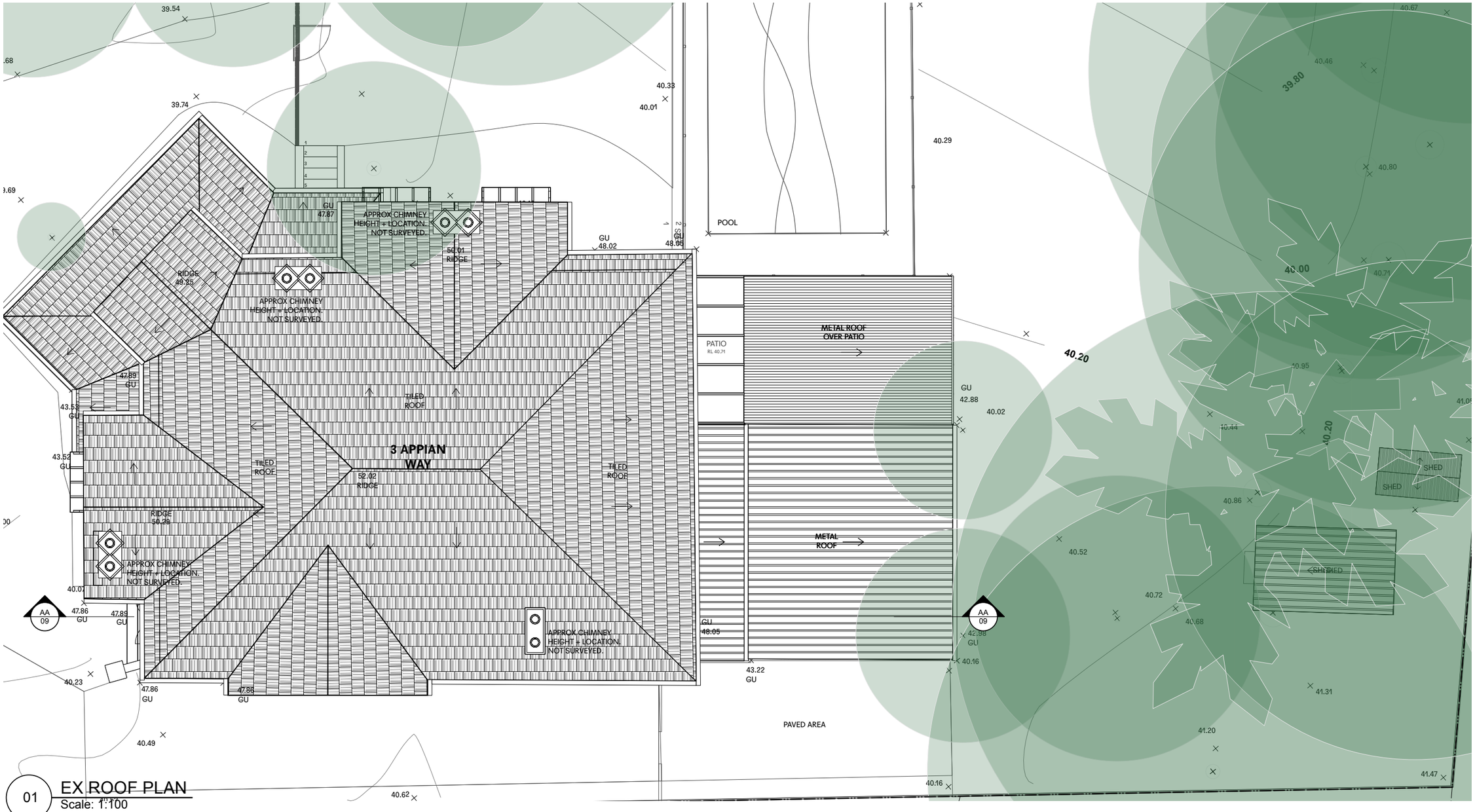
DWG No. EX 04

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

Architectural Plans



01 EX ROOF PLAN
Scale: 1:100

'Brianza'

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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG EX ROOF PLAN

Project No. 2303
DWG No. EX 05

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

Architectural Plans



1 EX STREET EL (WEST)
Scale: 1:100

'Brianza'

GENERAL NOTE:
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ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG EX WEST ELEVATION (STREET)

Project No. 2303
DWG No. EX 06

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

Architectural Plans



1 EX REAR EL (EAST)
Scale: 1:100

'Brianza'

GENERAL NOTE:
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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG EX EAST ELEVATION (REAR)

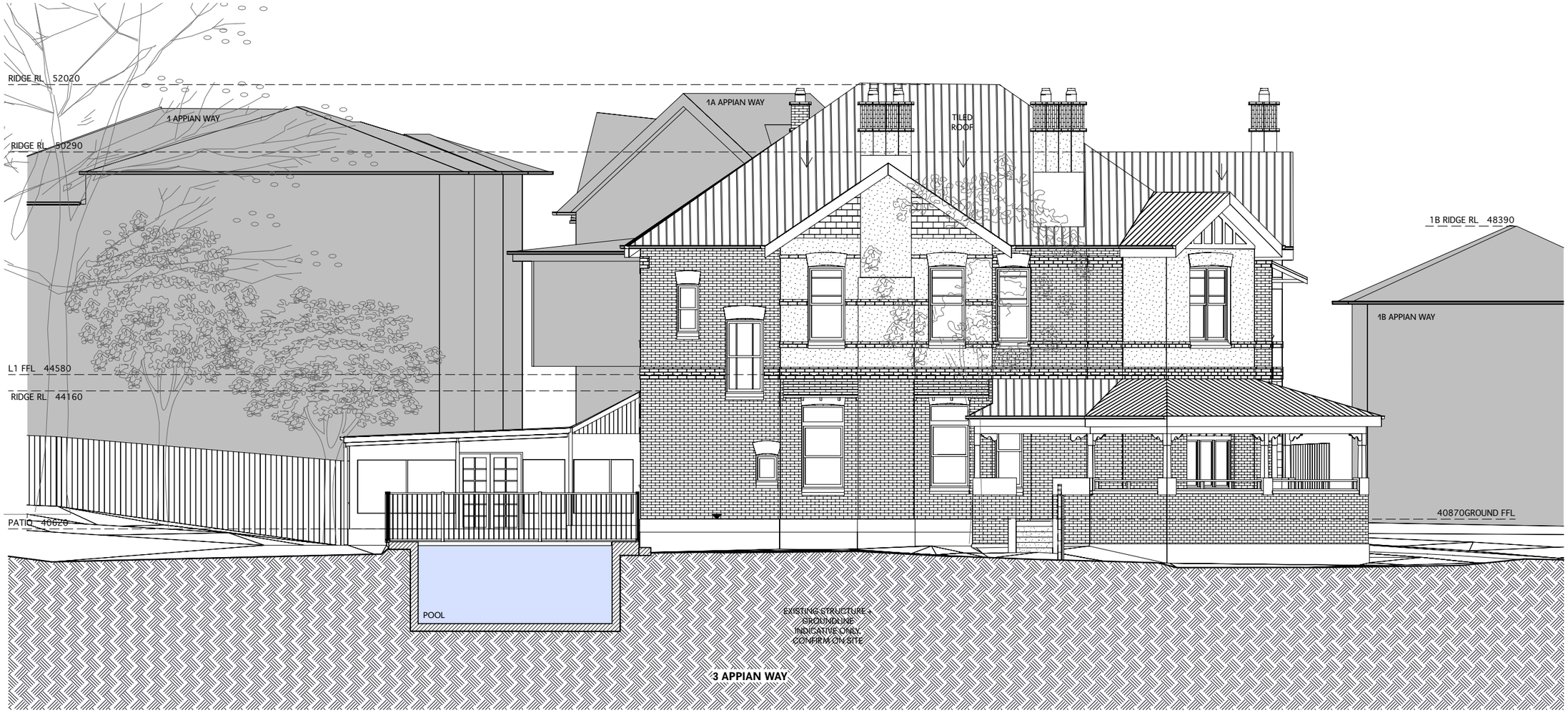
Project No. 2303
DWG No. EX 07

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

Architectural Plans



01 EX EL SIDE (NORTH)
Scale: 1:100

'Brianza'

GENERAL NOTE:
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Chimneys + fence heights not surveyed.
Internal survey by JB Stephens used to define external footprint of building.

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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG EX NORTH ELEVATION (SIDE)

Project No. 2303
DWG No. EX 08

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

Architectural Plans



01 EXISTING SOUTH ELEVATION
Scale: 1:100

'Brianza'

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Internal survey by JB Stephens used to define external footprint of building.

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REV/ DATE/NOTE: A / 14/04/25 / DA ISSUE

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG EX SOUTH ELEVATION (SIDE)

Project No. 2303
DWG No. EX 09

FIONA HICKS
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STATUS DA
SCALE 1:100

Architectural Plans



01 EX SECTION AA
Scale: 1:100

'Brianza'

GENERAL NOTE:
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Chimneys + fence heights not surveyed.
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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG EX SECTION AA

Project No. 2303
DWG No. EX 10

FIONA HICKS
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KELLIE BEATTY
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STATUS DA
SCALE 1:100

Architectural Plans



01 SECTION BB
Scale: 1:100

'Brianza'

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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG EX SECTION BB

Project No. 2303
DWG No. EX 11

FIONA HICKS
NOM ARCH NSW 11572

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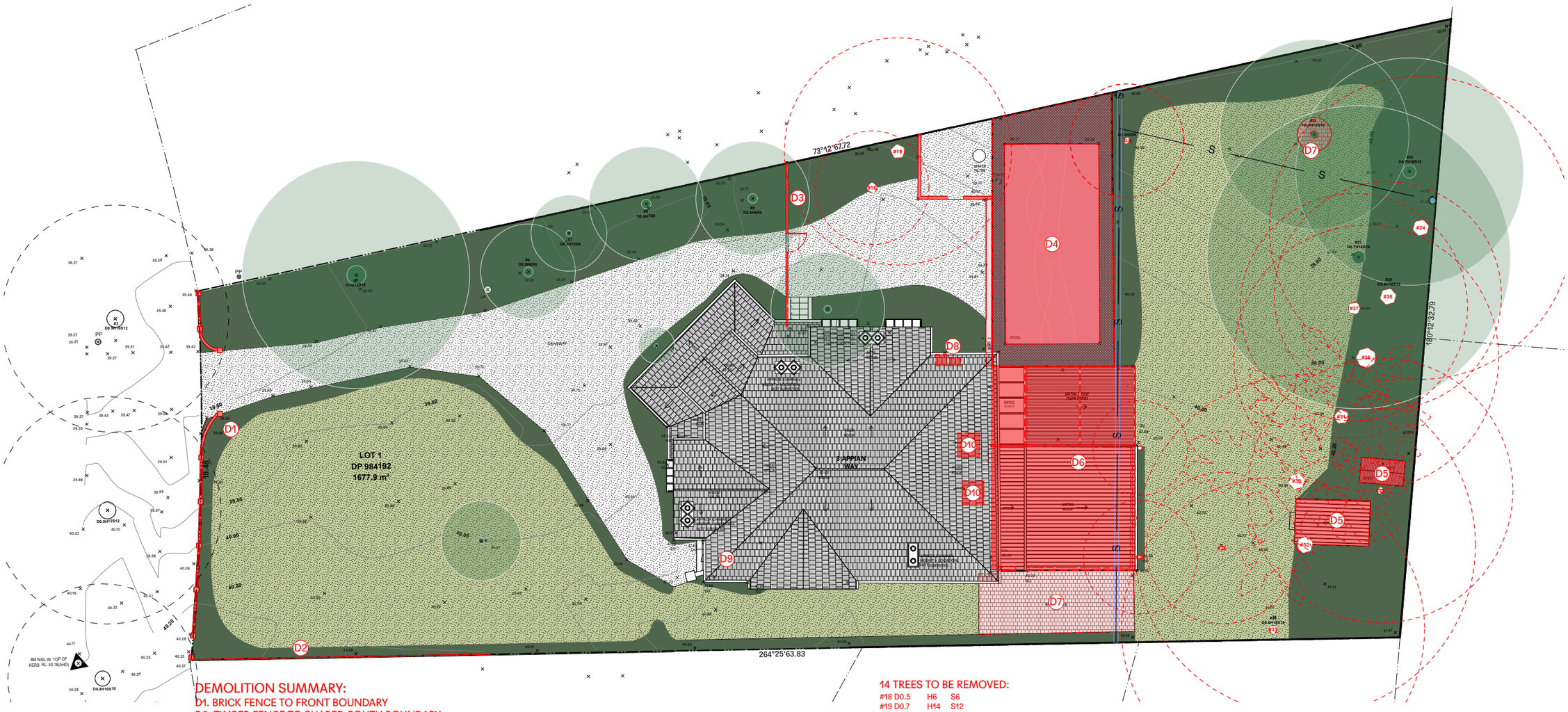
STATUS DA
SCALE 1:100

Architectural Plans



DEMOLITION SUMMARY:
D1. BRICK FENCE TO FRONT BOUNDARY
D2. TIMBER FENCE TO SHARED SOUTH BOUNDARY
D3. CONCRETE BLOCK FENCE TO NORTH SETBACK
D4. CONCRETE POOL + PAVING [TO BE RENOVATED + REPLACED WITH POOL IN SAME LOCATION]
D5. 2 FREE-STANDING SHEDS TO REAR YARD
D6. SINGLE STOREY ADDITION [REFER TO GROUND FLOOR DEMO FOR MORE DETAILS]
D7. HARD LANDSCAPING/BRICK PAVING
D8. EXISTING SERVICES REMOVED + RELOCATED
D9. UPPER FLOOR BALCONY UN-SYMPATHETIC CHANGES TO BE REMOVED [REFER TO UPPER FLOOR FOR MORE DETAILS]
D10. EXISTING ROOF ALTERED TO INSTALL SKYLIGHTS

14 TREES TO BE REMOVED:

#18 D0.5	H6	S6
#19 D0.7	H14	S12
#20 D0.3	H8	S6
#24 D0.8	H16	S16
#29 D0.3	H14	S14
#30 D0.8	H15	S12
#31 D0.7	H16	S10
#32 D0.8	H18	S18
#33 D0.4	H16	S16
#34 D0.2	H6	S6
#35 D0.2	H8	S8
#36 D1	H12	S14
#37 D0.6	H14	S12
#38 D0.8	H16	S12

01 DEMO ROOF + SITE PLAN
Scale: 1:200

'Brianza'

GENERAL NOTE:
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Chimneys + fence heights not surveyed.
Internal survey by JB Stephens used to define external footprint of building.

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ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG DEMO SITE + ROOF PLAN

Project No. 2303
DWG No. DE 01

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
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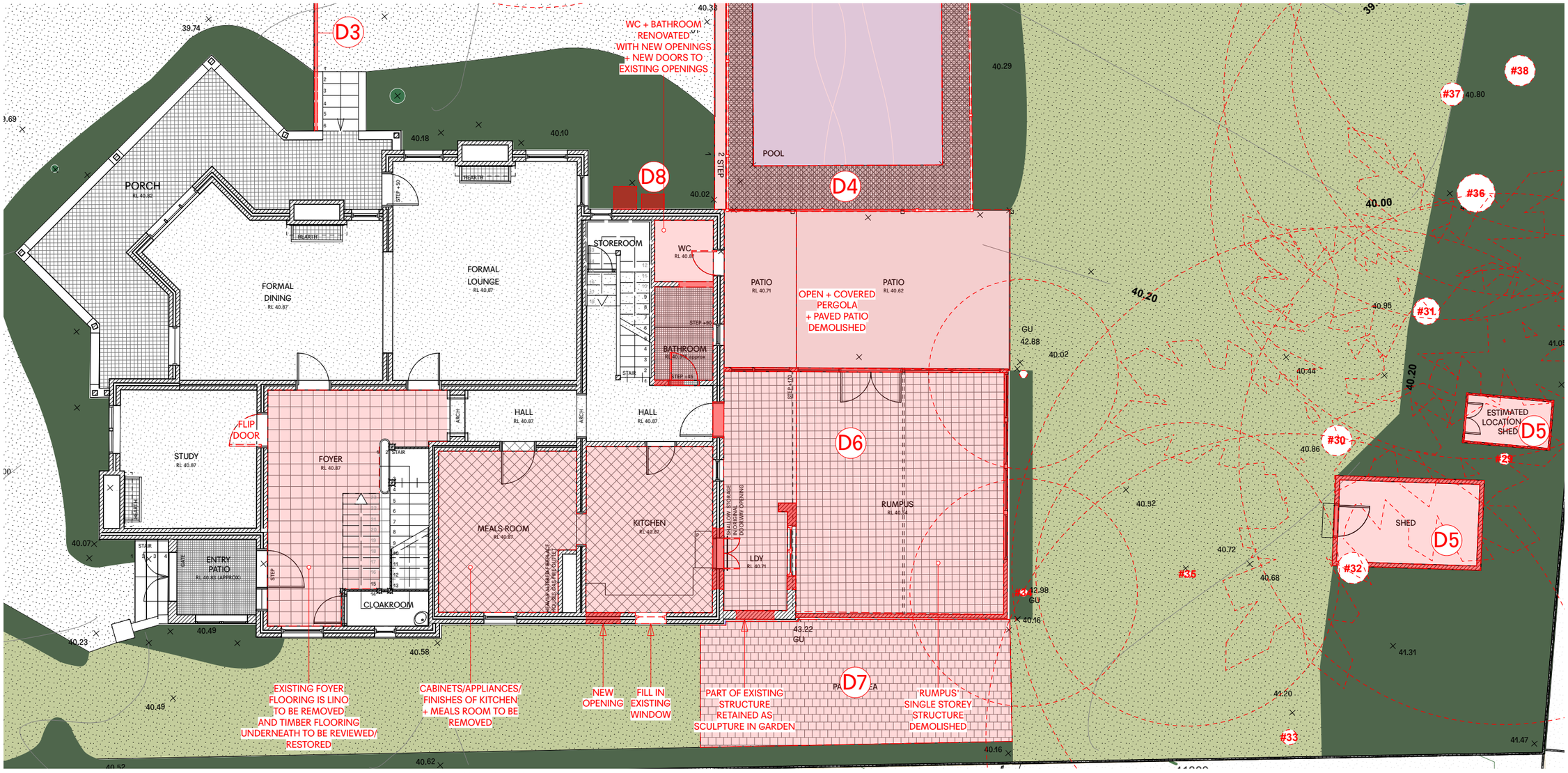
STATUS DA
SCALE 1:100

Architectural Plans



01 DEMO GROUND PLAN
Scale: 1:100

DEMOLITION SUMMARY:

D1. BRICK FENCE TO FRONT BOUNDARY
D2. TIMBER FENCE TO SHARED SOUTH BOUNDARY
D3. CONCRETE BLOCK FENCE TO NORTH SETBACK
D4. CONCRETE POOL + PAVING [TO BE RENOVATED + REPLACED WITH POOL IN SAME LOCATION]
D5. 2 FREE-STANDING SHEDS TO REAR YARD
D6. SINGLE STOREY ADDITION [REFER TO GROUND FLOOR DEMO FOR MORE DETAILS]
D7. HARD LANDSCAPING/BRICK PAVING
D8. EXISTING SERVICES REMOVED + RELOCATED
D9. UPPER FLOOR BALCONY UN-SYMPATHETIC CHANGES TO BE REMOVED [REFER TO UPPER FLOOR FOR MORE DETAILS]
D10. EXISTING ROOF ALTERED TO INSTALL SKYLIGHTS

'Brianza'

GENERAL NOTE:
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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG DEMO GROUND PLAN

Project No. 2303
DWG No. DE 02

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
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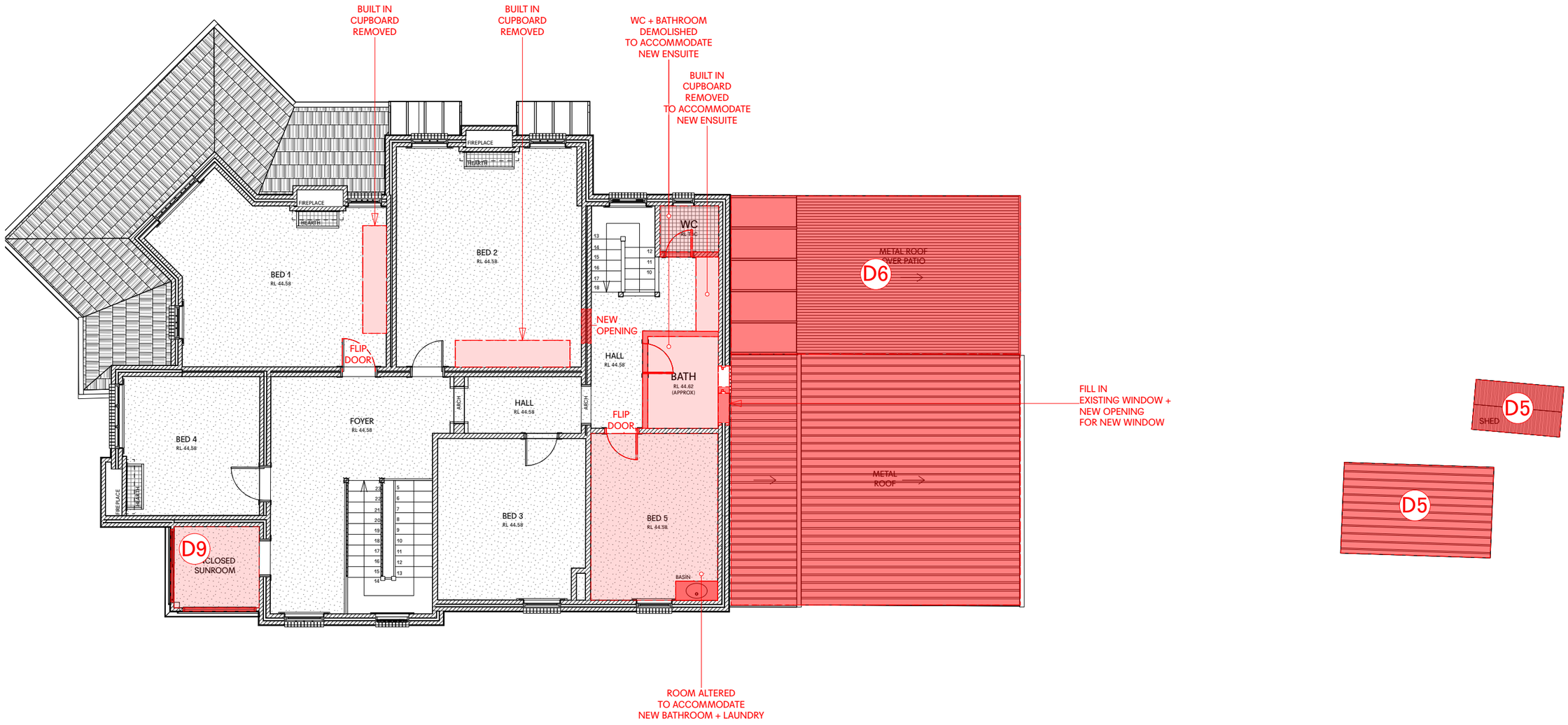
STATUS DA
SCALE 1:100

Architectural Plans



DEMOLITION SUMMARY:

D1. BRICK FENCE TO FRONT BOUNDARY
D2. TIMBER FENCE TO SHARED SOUTH BOUNDARY
D3. CONCRETE BLOCK FENCE TO NORTH SETBACK
D4. CONCRETE POOL + PAVING [TO BE RENOVATED + REPLACED WITH POOL IN SAME LOCATION]
D5. 2 FREE-STANDING SHEDS TO REAR YARD
D6. SINGLE STOREY ADDITION [REFER TO GROUND FLOOR DEMO FOR MORE DETAILS]
D7. HARD LANDSCAPING/BRICK PAVING
D8. EXISTING SERVICES REMOVED + RELOCATED
D9. UPPER FLOOR BALCONY UN-SYMPATHETIC CHANGES TO BE REMOVED [REFER TO UPPER FLOOR FOR MORE DETAILS]
D10. EXISTING ROOF ALTERED TO INSTALL SKYLIGHTS

01 DEMO L1 PLAN
Scale: 1:100

'Brianza'

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ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG DEMO L1 PLAN

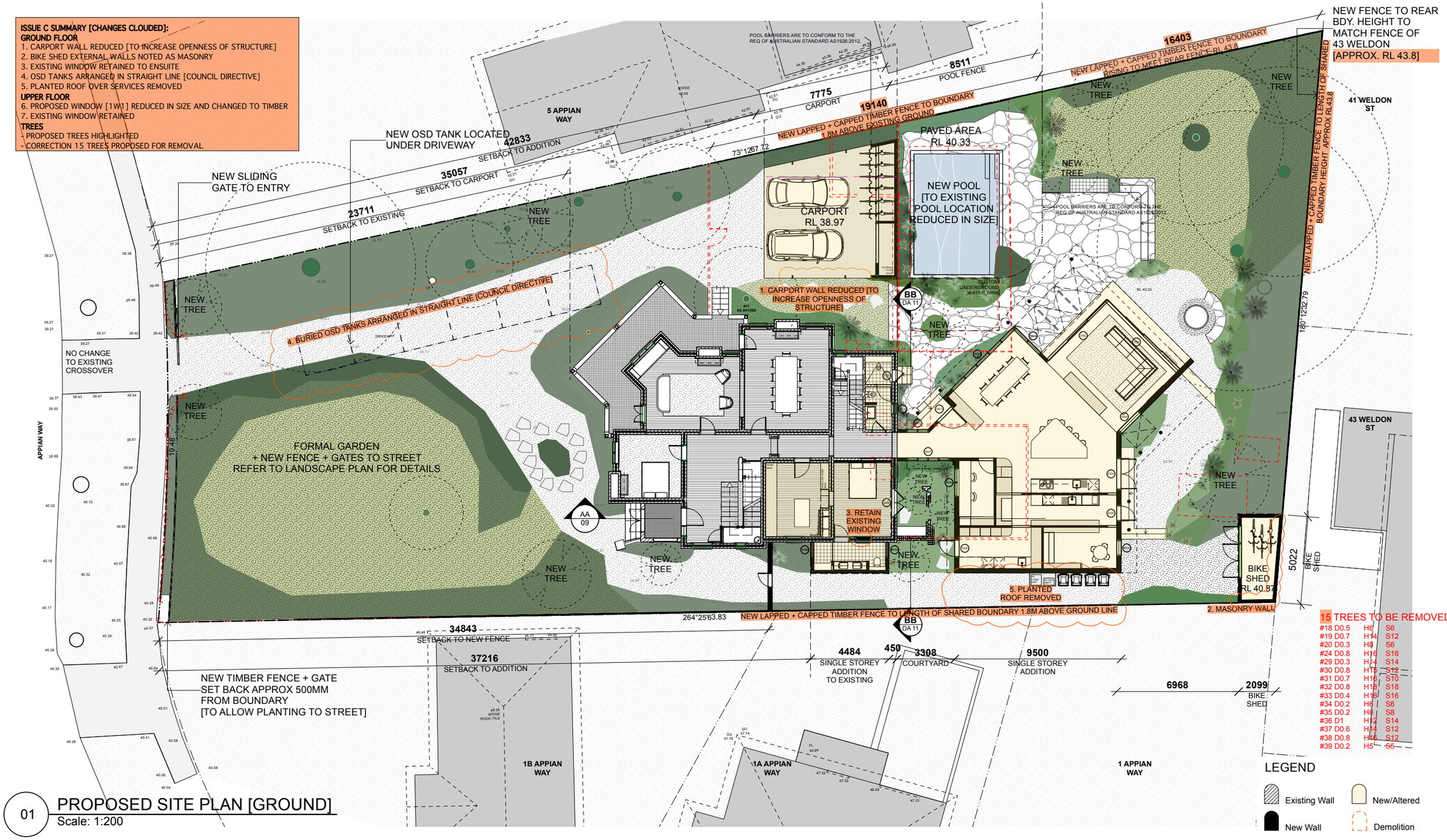
Project No. 2303
DWG No. DE 03

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

Architectural Plans



01 PROPOSED SITE PLAN [GROUND]
Scale: 1:200

'Brianza'

GENERAL NOTE:
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REV/ DATE/NOTE:
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B 24/9/2025 DA ISSUE- RFI #1
A / 14/04/25 / DA ISSUE

3/20 Reddall St,
Manly NSW 2095

hello@somecommonplace.com

ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG PROP SITE PLAN

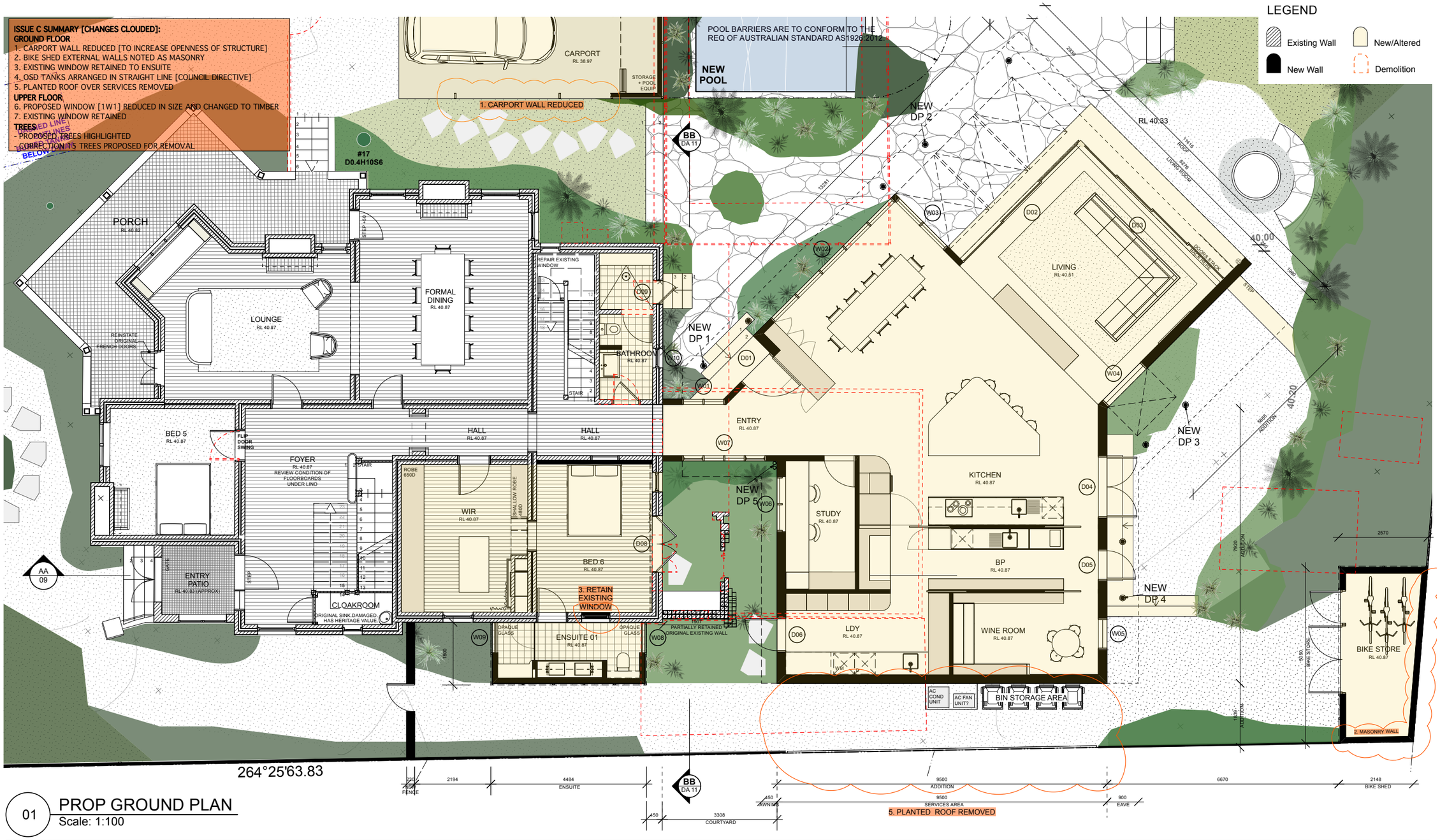
Project No. 2303
DWG No. DA 02

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

Architectural Plans



01 PROP GROUND PLAN
Scale: 1:100

'Brianza'

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3/20 Reddall St,
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ABN 97605517753

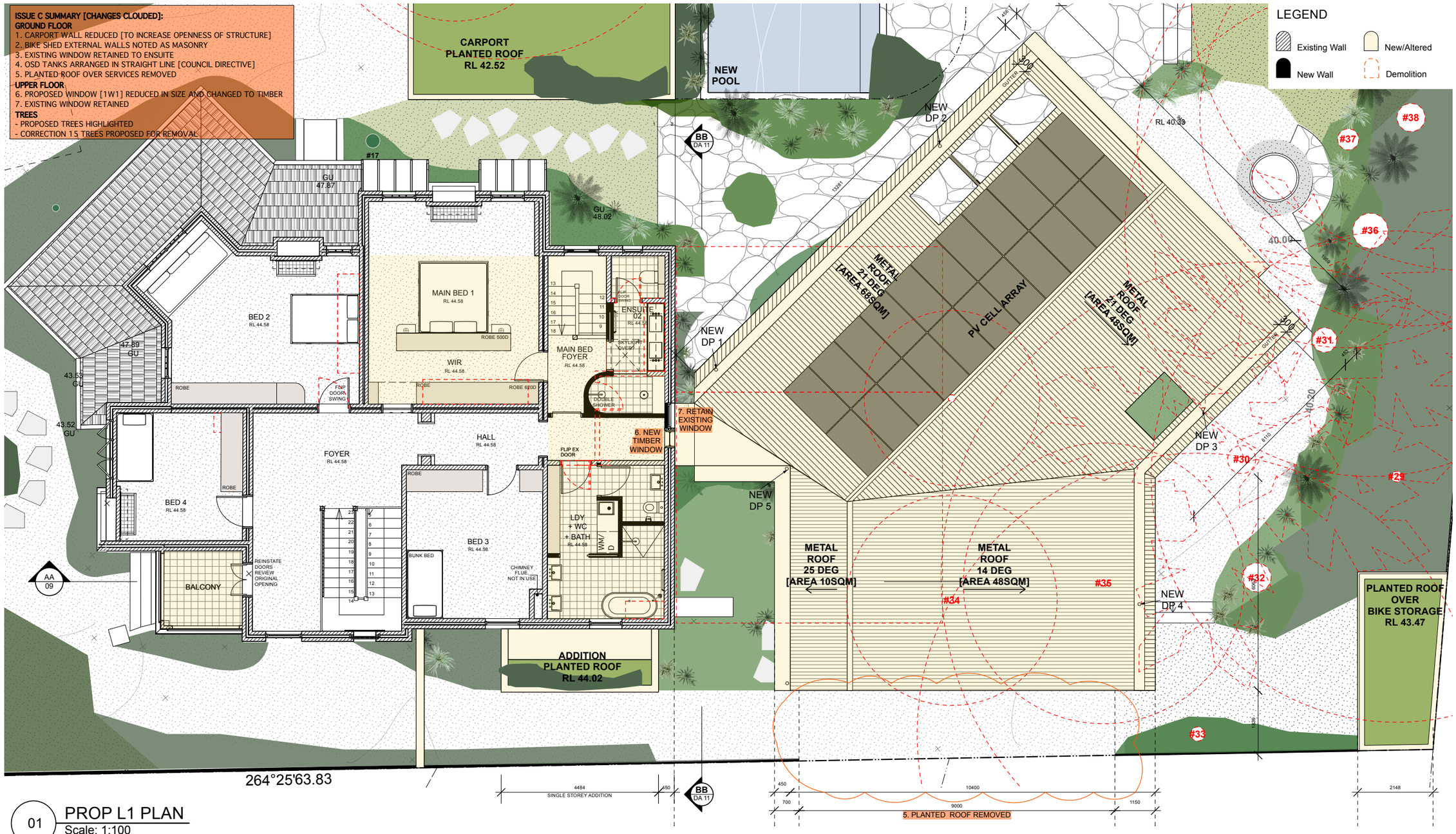
Project	3 Appian Way, Burwood
Client	Nina, Pam + David
DWG	PROP GROUND PLAN
Project No.	2303
DWG No.	DA 03

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS	DA
SCALE	1:100

Architectural Plans



01 PROP L1 PLAN
Scale: 1:100

'Brianza'

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3/20 Reddall St,
Manly NSW 2095

hello@somecommonplace.com

ABN 97605517753

Project	3 Appian Way, Burwood
Client	Nina, Pam + David
DWG	PROP L1 PLAN

Project No. 2303

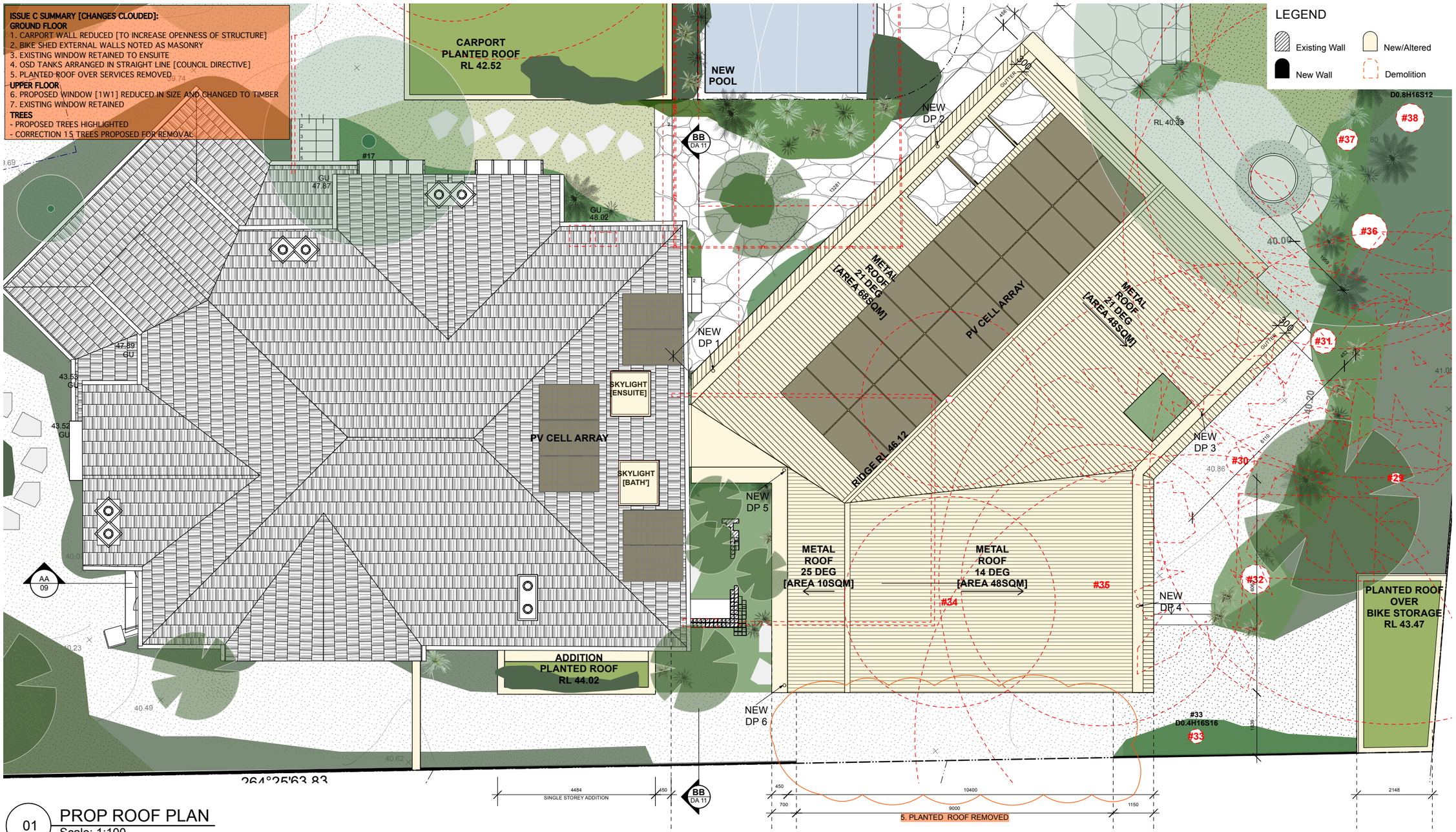
DWG No. DA 04

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS	DA
SCALE	1:100

Architectural Plans



01 PROP ROOF PLAN
Scale: 1:100

'Brianza'

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Manly NSW 2095

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ABN 97605517753

Project	3 Appian Way, Burwood
Client	Nina, Pam + David
DWG	PROP ROOF PLAN

Project No. 2303

DWG No. DA 05

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS	DA
SCALE	1:100

Architectural Plans



1 STREET ELEVATION
Scale: 1:100



ISSUE C SUMMARY [CHANGES CLOUDED]:
GROUND FLOOR
1. CARPORT WALL REDUCED [TO INCREASE OPENNESS OF STRUCTURE]
2. BIKE SHED EXTERNAL WALLS NOTED AS MASONRY
3. EXISTING WINDOW RETAINED TO ENSUITE
4. OSD TANKS ARRANGED IN STRAIGHT LINE [COUNCIL DIRECTIVE]
5. PLANTED ROOF OVER SERVICES REMOVED
UPPER FLOOR
6. PROPOSED WINDOW [1W1] REDUCED IN SIZE AND CHANGED TO TIMBER
7. EXISTING WINDOW RETAINED
TREES
- PROPOSED TREES HIGHLIGHTED
- CORRECTION 15 TREES PROPOSED FOR REMOVAL

LEGEND
Existing Wall
New/Altered
New Wall
Demolition

'Brianza'

GENERAL NOTE:
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Chimneys + fence heights not surveyed.
Internal survey by JB Stephens used to define external footprint of building.

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C 15/01/2026 DA ISSUE C- RFI #2
B 24/9/2025 DA ISSUE- RFI #1
A / 14/04/25 / DA ISSUE

3/20 Reddall St,
Manly NSW 2095

hello@somecommonplace.com

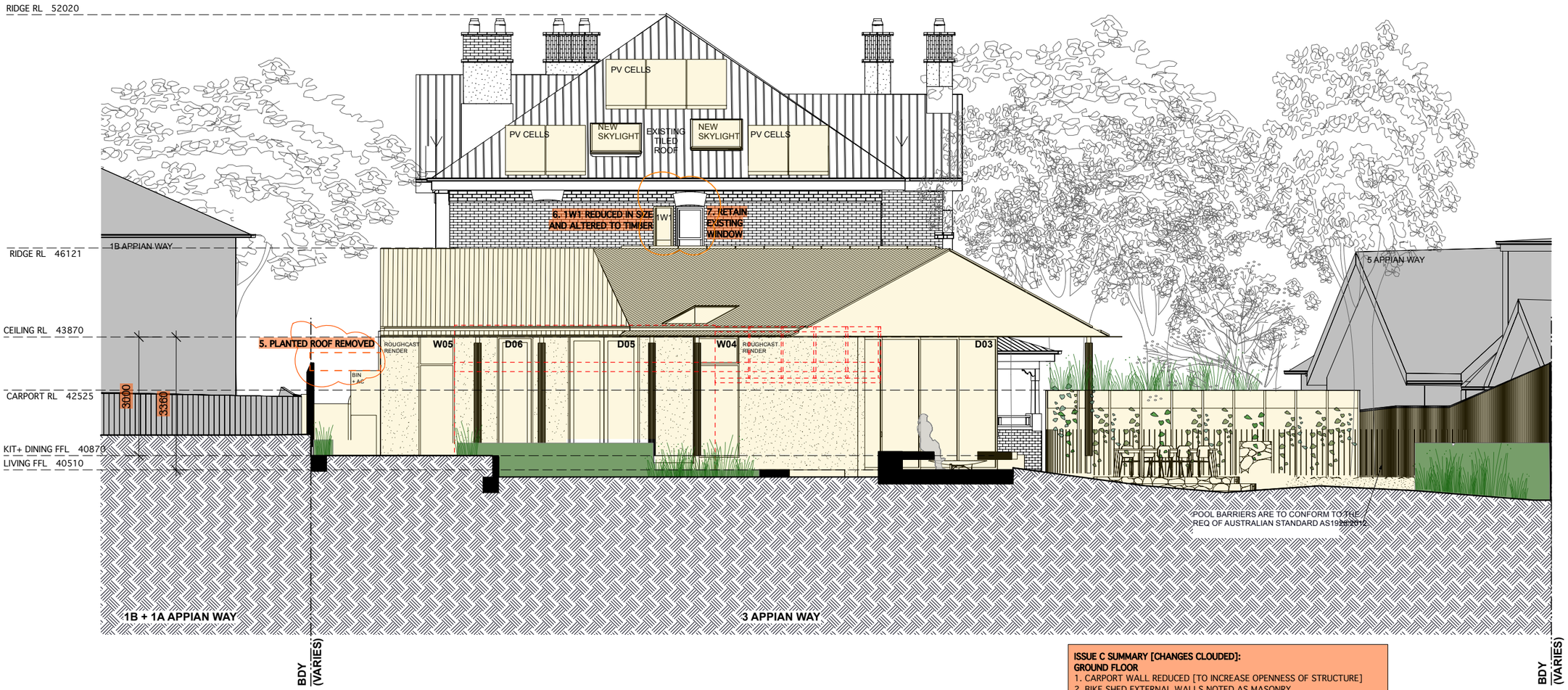
ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG PROP WEST ELEVATION (STREET)
Project No. 2303
DWG No. DA 06

FIONA HICKS
NOM ARCH NSW 11572
KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

Architectural Plans



1 PROP EAST ELEVATION
Scale: 1:100

ISSUE C SUMMARY [CHANGES CLOUDED]:
GROUND FLOOR
1. CARPORT WALL REDUCED [TO INCREASE OPENNESS OF STRUCTURE]
2. BIKE SHED EXTERNAL WALLS NOTED AS MASONRY
3. EXISTING WINDOW RETAINED TO ENSUITE
4. OSD TANKS ARRANGED IN STRAIGHT LINE [COUNCIL DIRECTIVE]
5. PLANTED ROOF OVER SERVICES REMOVED
UPPER FLOOR
6. PROPOSED WINDOW [1W1] REDUCED IN SIZE AND CHANGED TO TIMBER
7. EXISTING WINDOW RETAINED
TREES
- PROPOSED TREES HIGHLIGHTED
- CORRECTION 15 TREES PROPOSED FOR REMOVAL

LEGEND
Existing Wall
New/Altered
New Wall
Demolition

'Brianza'

GENERAL NOTE:
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C	15/01/2026	DA ISSUE C- RFI #2
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A /	14/04/25 /	DA ISSUE

3/20 Reddall St,
Manly NSW 2095

hello@somecommonplace.com

ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG PROP EAST ELEVATION (REAR)

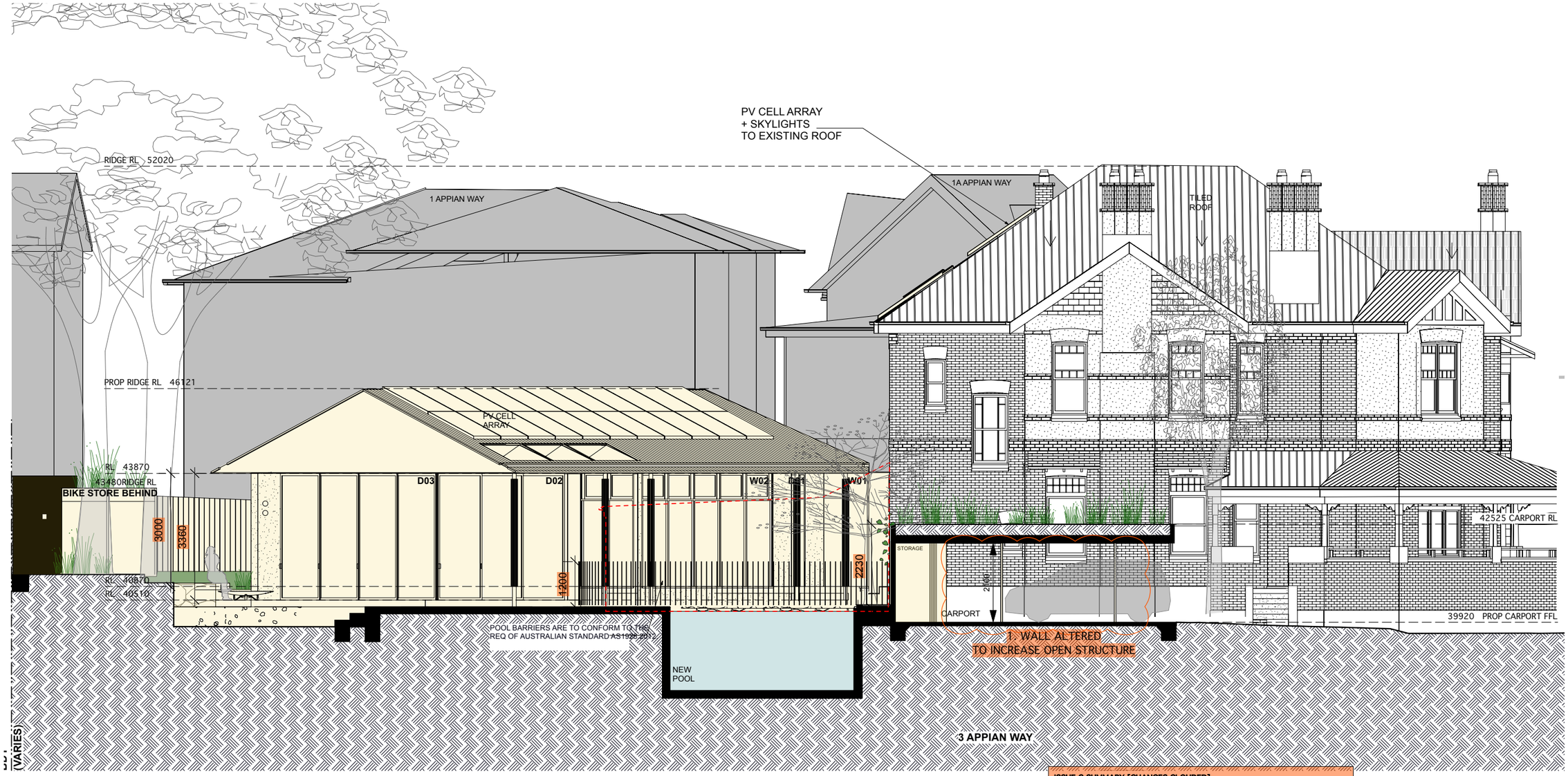
Project No. 2303
DWG No. DA 07

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

Architectural Plans



1 PROP NORTH ELEVATION
Scale: 1:100

ISSUE C SUMMARY [CHANGES CLOUDED]:
GROUND FLOOR
1. CARPORT WALL REDUCED [TO INCREASE OPENNESS OF STRUCTURE]
2. BIKE SHED EXTERNAL WALLS NOTED AS MASONRY
3. EXISTING WINDOW RETAINED TO ENSUITE
4. OSD TANKS ARRANGED IN STRAIGHT LINE [COUNCIL DIRECTIVE]
5. PLANTED ROOF OVER SERVICES REMOVED
UPPER FLOOR
6. PROPOSED WINDOW [1W1] REDUCED IN SIZE AND CHANGED TO TIMBER
7. EXISTING WINDOW RETAINED
TREES
- PROPOSED TREES HIGHLIGHTED
- CORRECTION 15 TREES PROPOSED FOR REMOVAL

LEGEND
Existing Wall
New/Altered
New Wall
Demolition

'Brianza'

GENERAL NOTE:
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Chimneys + fence heights not surveyed.
Internal survey by JB Stephens used to define external footprint of building.

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ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG PROP NORTH ELEVATION (SIDE)

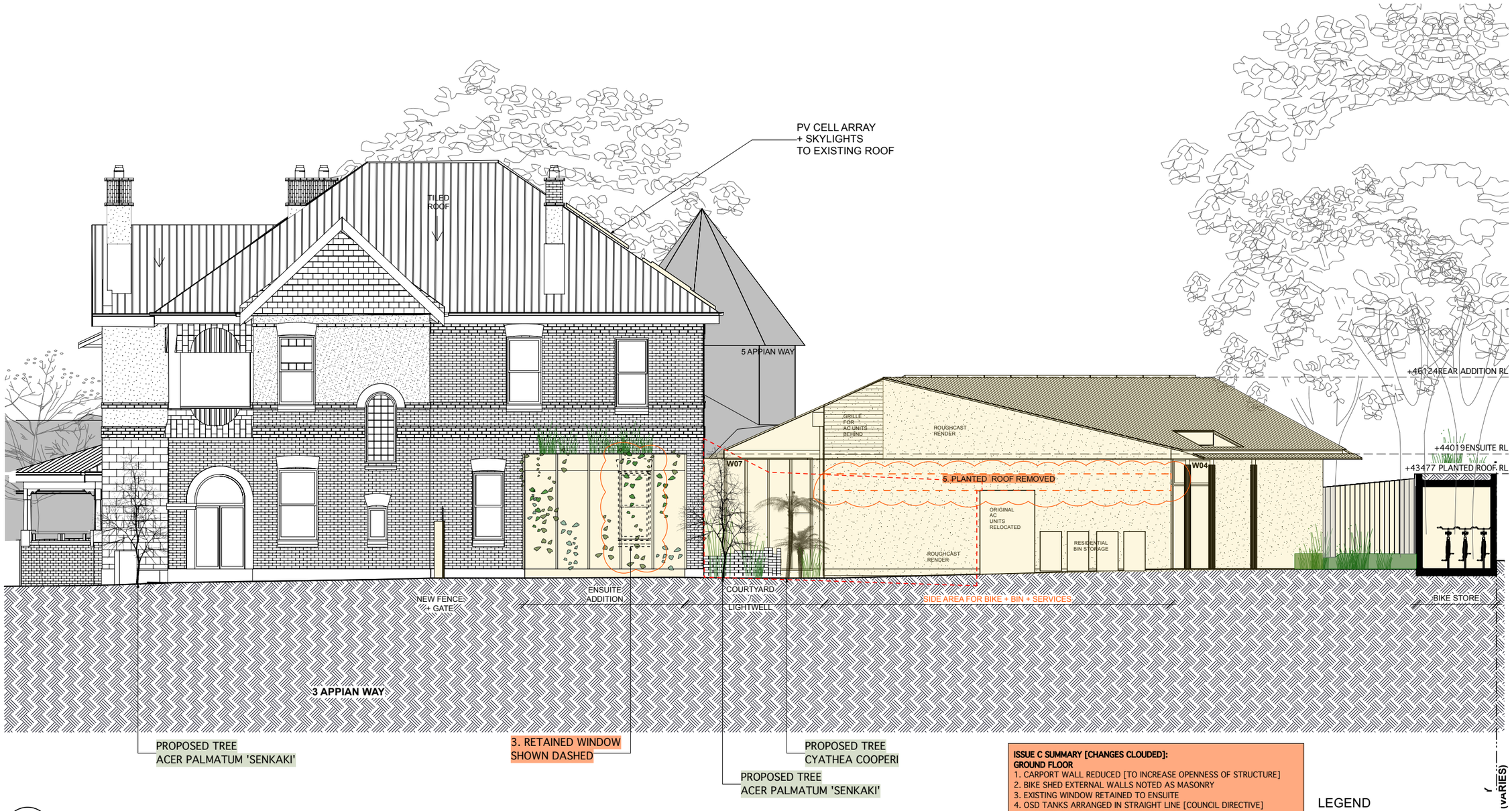
Project No. 2303
DWG No. DA 08

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

Architectural Plans



01 PROP SOUTH ELEVATION
Scale: 1:100

ISSUE C SUMMARY [CHANGES CLOUDED]:
GROUND FLOOR
1. CARPORT WALL REDUCED [TO INCREASE OPENNESS OF STRUCTURE]
2. BIKE SHED EXTERNAL WALLS NOTED AS MASONRY
3. EXISTING WINDOW RETAINED TO ENSUITE
4. OSD TANKS ARRANGED IN STRAIGHT LINE [COUNCIL DIRECTIVE]
5. PLANTED ROOF OVER SERVICES REMOVED
UPPER FLOOR
6. PROPOSED WINDOW [1W1] REDUCED IN SIZE AND CHANGED TO TIMBER
7. EXISTING WINDOW RETAINED
TREES
- PROPOSED TREES HIGHLIGHTED
- CORRECTION 15 TREES PROPOSED FOR REMOVAL

LEGEND
Existing Wall
New/Altered
New Wall
Demolition

'Brianza'

GENERAL NOTE:
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Chimneys + fence heights not surveyed.
Internal survey by JB Stephens used to define external footprint of building.

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C	15/01/2026	DA ISSUE C- RFI #2
B	24/9/2025	DA ISSUE- RFI #1
A /	14/04/25 /	DA ISSUE

3/20 Reddall St,
Manly NSW 2095

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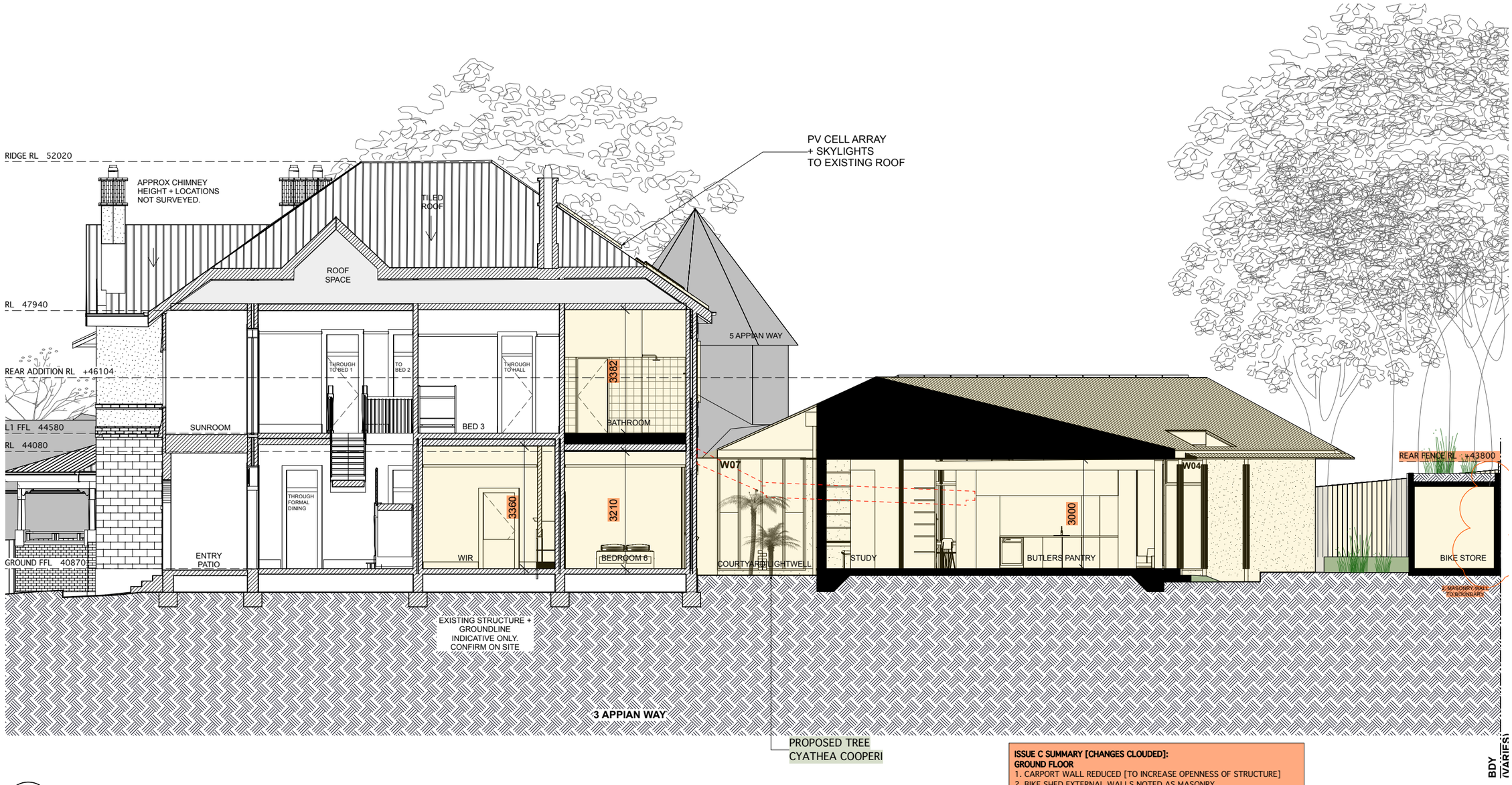
ABN 97605517753

Project	3 Appian Way, Burwood		Project No. 2303
Client	Nina, Pam + David		
DWG	PROP SOUTH ELEVATION (SIDE)		DWG No. DA 09
FIONA HICKS	KELLIE BEATTY	STATUS	DA
NOM ARCH NSW 11572	+61 4 23 27 76 57	SCALE	1:100

Architectural Plans



01 SECTION AA
Scale: 1:100

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TREES
- PROPOSED TREES HIGHLIGHTED
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New/Altered
New Wall
Demolition

'Brianza'

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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG PROP SECTION AA

Project No. 2303
DWG No. DA 10

FIONA HICKS
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STATUS DA
SCALE 1:100

Architectural Plans



BB PROP SECTION
Scale: 1:100

ISSUE C SUMMARY [CHANGES CLOUDED]:
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1. CARPORT WALL REDUCED [TO INCREASE OPENNESS OF STRUCTURE]
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- PROPOSED TREES HIGHLIGHTED
- CORRECTION 15 TREES PROPOSED FOR REMOVAL

LEGEND
Existing Wall
New/Altered
New Wall
Demolition

'Brianza'

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ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG PROP SECTION BB

Project No. 2303
DWG No. DA 11

FIONA HICKS
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STATUS DA
SCALE 1:100

Architectural Plans



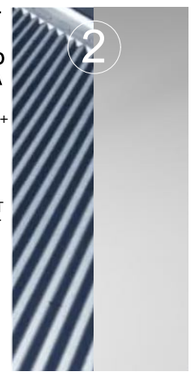
DA 12 NORTH ELEVATION FOR MAT + FIN
Scale: 1:100



OPEN CARPORT BIKE SHED SEMI-ENCLOSED SERVICES AREA

TIMBER + METAL + TRELLIS PAINTED **DULUX BAYLEAF** OR SIMILAR

[DESIGNED TO SIT QUIETLY AS PART OF SOFT LANDSCAPING]



ROOFING + RIDGE CAPPING TO ADDITION

ZINCALUME ROOF SHEETING



EXTERNAL WALLS TO ADDITION

ROUGH CAST RENDER



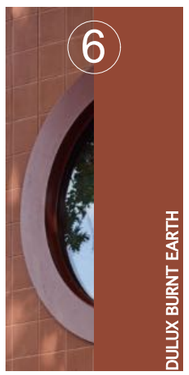
STEEL COLUMNS TO ADDITION

POWDERCOATED STEEL + GLAZED TILES



STEEL DOORS + WINDOWS TO ADDITION

POWDERCOATED STEEL



NEW STEEL FRAMED WINDOWS + WALKWAY TO EXISTING HOME

POWDERCOATED STEEL IN DULUX BURNT EARTH OR SIMILAR



STEEL ROD POOL FENCE

POWDERCOATED STEEL TO MATCH CARPORT

'Brianza'

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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG PROPOSED MATERIAL + FINISHES

Project No. 2303
DWG No. DA 12

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
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STATUS DA
SCALE 1:100

Architectural Plans



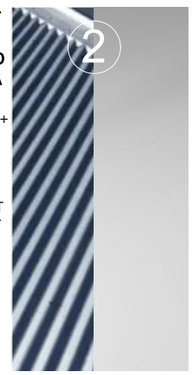
DA 13 SOUTH ELEVATION FOR MAT + FIN
Scale: 1:100



OPEN CARPORT BIKE SHED SEMI-ENCLOSED SERVICES AREA

TIMBER + METAL + TRELLIS PAINTED **DULUX BAYLEAF** OR SIMILAR

[DESIGNED TO SIT QUIETLY AS PART OF SOFT LANDSCAPING]



ROOFING + RIDGE CAPPING TO ADDITION

ZINCALUME ROOF SHEETING



EXTERNAL WALLS TO ADDITION

ROUGH CAST RENDER



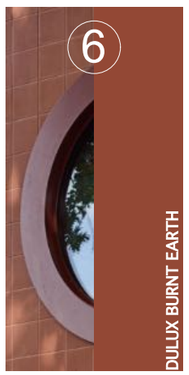
STEEL COLUMNS TO ADDITION

POWDERCOATED STEEL + GLAZED TILES



STEEL DOORS + WINDOWS TO ADDITION

POWDERCOATED STEEL



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POWDERCOATED STEEL IN DULUX BURNT EARTH OR SIMILAR



STEEL ROD POOL FENCE

POWDERCOATED STEEL TO MATCH CARPORT

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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG PROPOSED MATERIAL + FINISHES

Project No. 2303
DWG No. DA 13

FIONA HICKS
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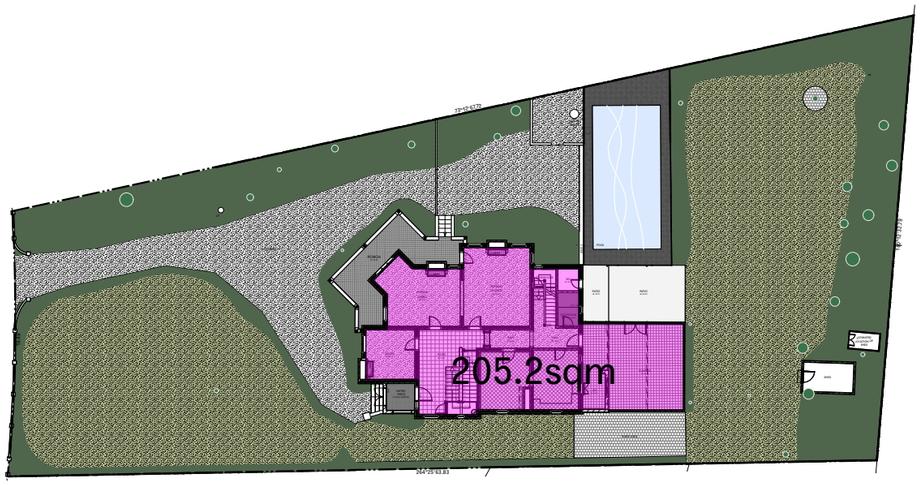
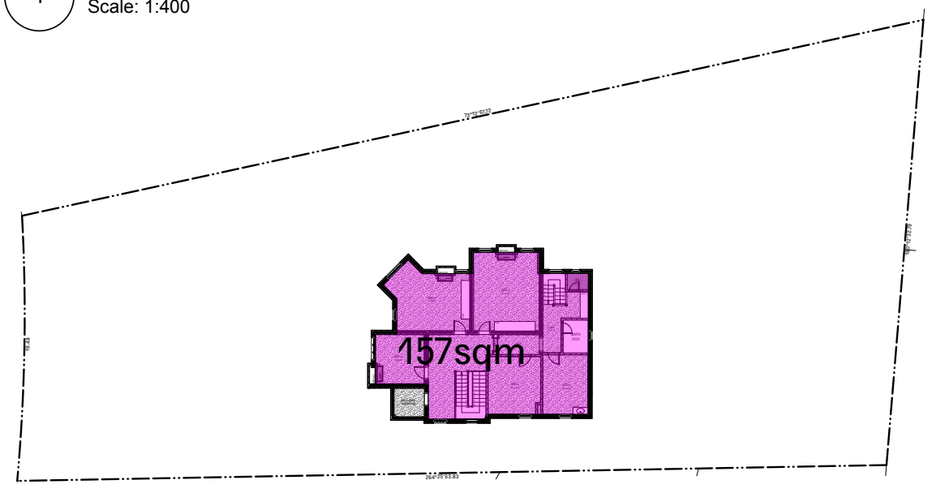
STATUS DA
SCALE 1:100

Architectural Plans



1 FSR EX GROUND
Scale: 1:400



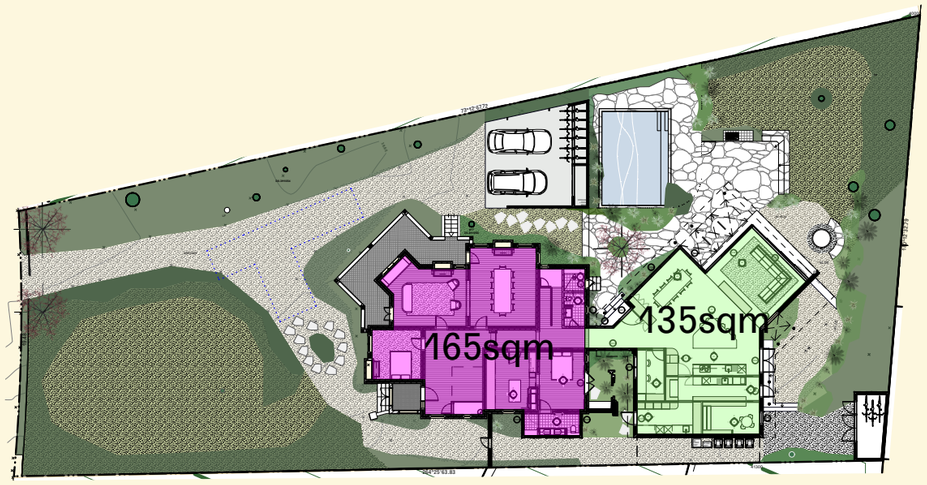
2 FSR EX L1
Scale: 1:400

EXISTING

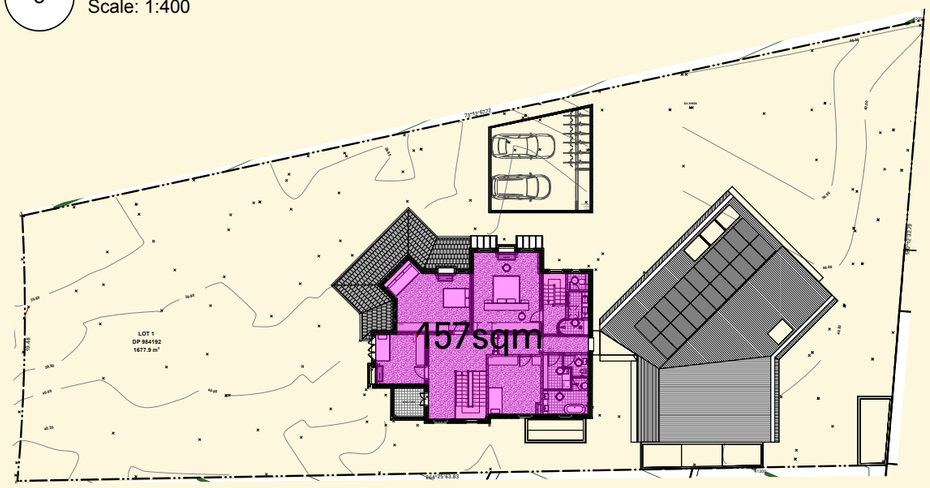
SITE AREA: 1677.9 SQM

TOTAL FLOOR AREA: 362.2 SQM

FSR: 0.22:1



3 FSR PROPOSED GROUND
Scale: 1:400



4 FSR PROPOSED L1
Scale: 1:400

PROPOSED

SITE AREA: 1677.9 SQM

TOTAL PROPOSED FLOOR AREA: 457 SQM

FSR: 0.27:1

'Brianza'

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3/20 Reddall St,
Manly NSW 2095

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ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG FSR METRICS

Project No. 2303

DWG No. DIA 05

FIONA HICKS
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KELLIE BEATTY
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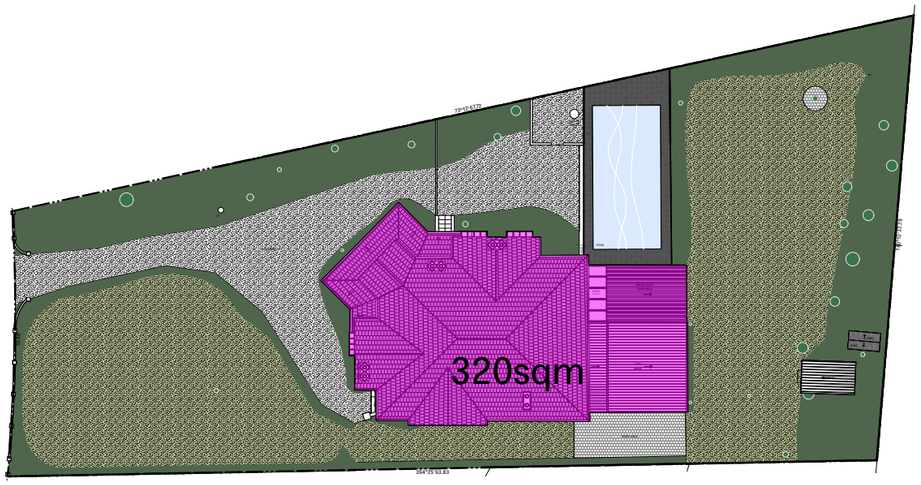
STATUS DA
SCALE AS NOTED

Architectural Plans

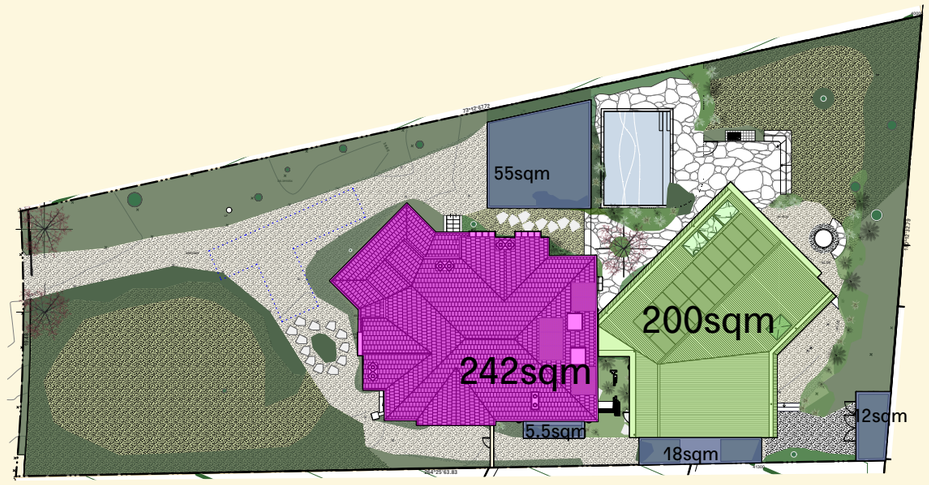


1 ROOF AREA EX GROUND
Scale: 1:400

EXISTING

SITE AREA: 1677.9 SQM

TOTAL PROPOSED ROOF AREA: 320SQM



2 PROPOSED ROOF AREA
Scale: 1:400

PROPOSED

SITE AREA: 1677.9 SQM

TOTAL PROPOSED ROOF AREA: 242 +200 = 442SQM

TOTAL PROPOSED PLANTED ROOF AREA: 55 + 18 + 12 + 5.5 = 90.5SQM

'Brianza'

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ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG ROOF AREA METRICS

Project No. 2303

DWG No. DIA 06

FIONA HICKS
NOM ARCH NSW 11572

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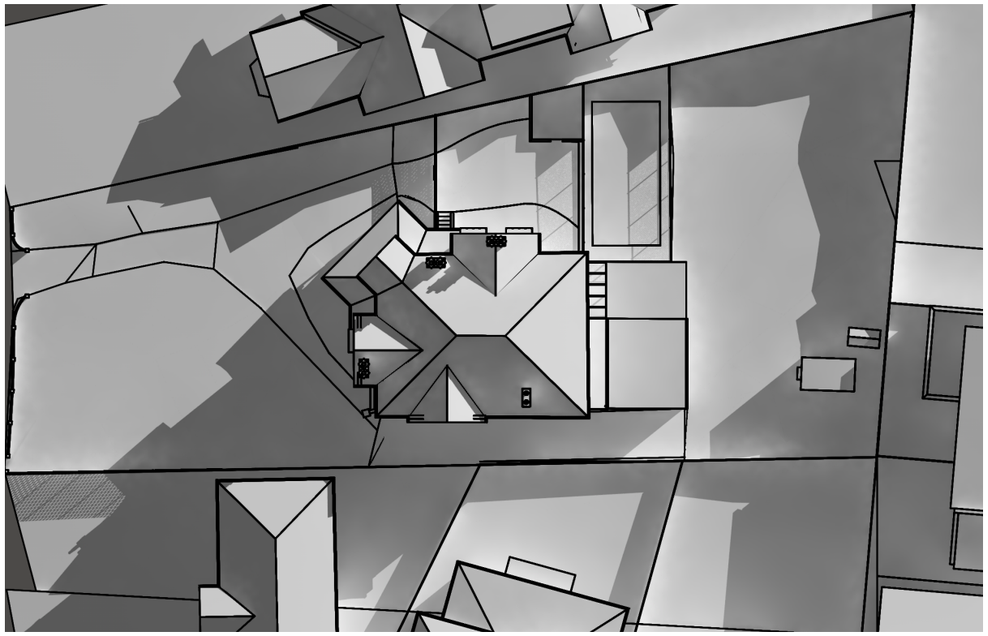
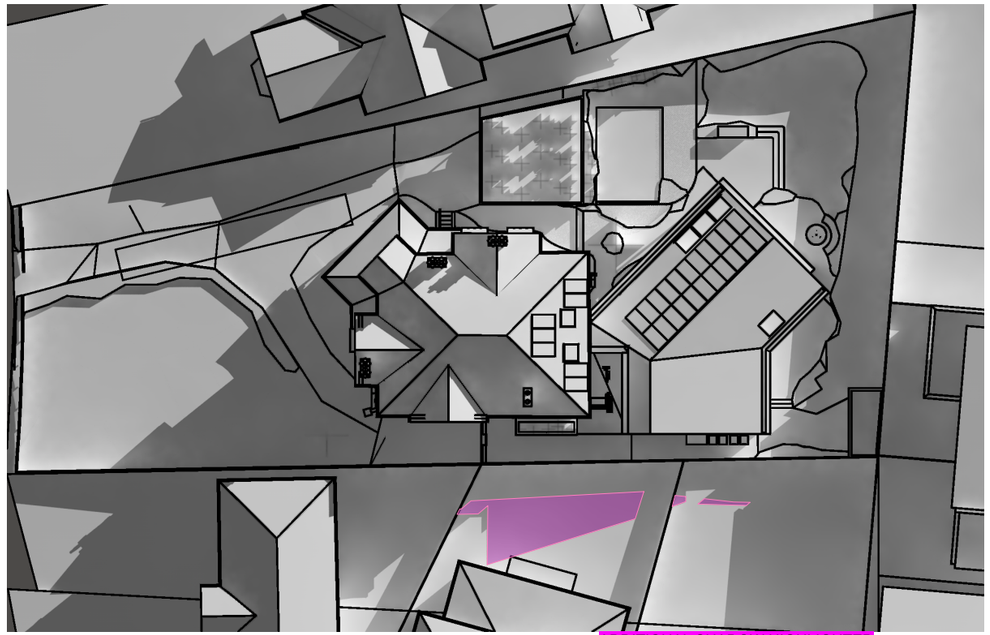
STATUS DA
SCALE AS NOTED

Architectural Plans



1 EXISTING JUNE 21 SHADOW 9AM
Scale: 1:400



ADDITIONAL SHADOW HIGHLIGHTED

2 PROPOSED JUNE 21 SHADOW 9AM
Scale: 1:400

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ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG 9AM SHADOW DIAGRAM

Project No. 2303
DWG No. DIA 01

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
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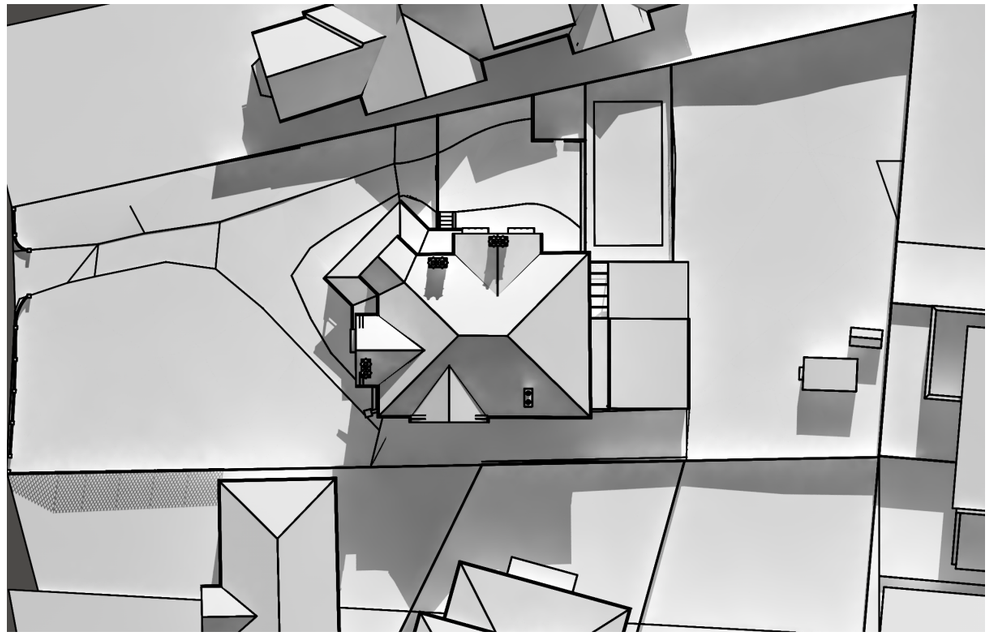
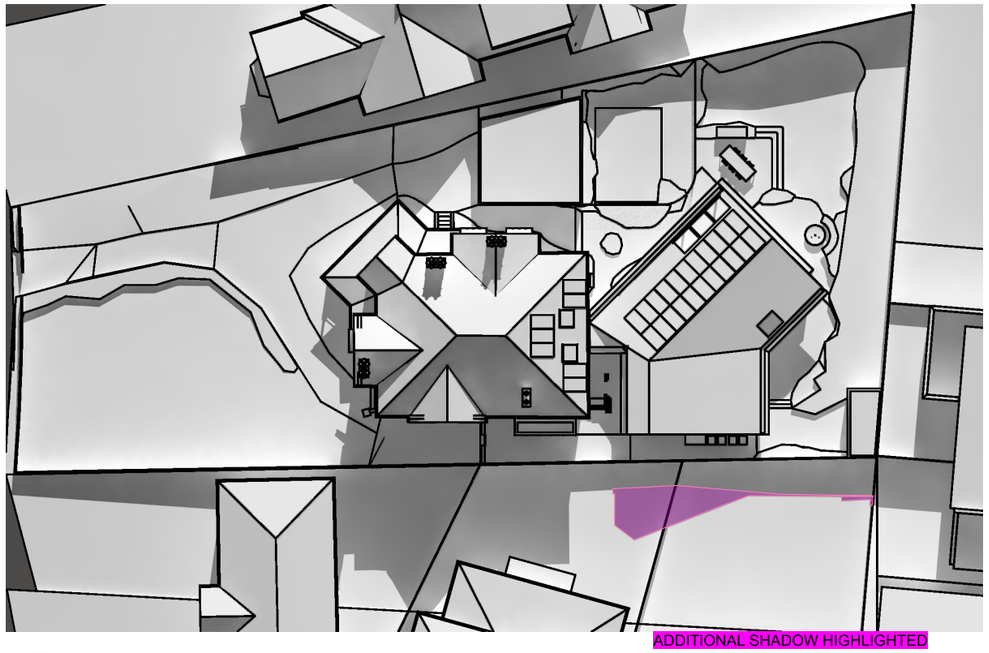
STATUS DA
SCALE 1:100

Architectural Plans



1 EXISTING JUNE 21 SHADOW 12PM
Scale: 1:400



ADDITIONAL SHADOW HIGHLIGHTED

2 PROPOSED JUNE 21 SHADOW 12PM
Scale: 1:400

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ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG 12PM SHADOW DIAGRAM

Project No. 2303
DWG No. DIA 02

FIONA HICKS
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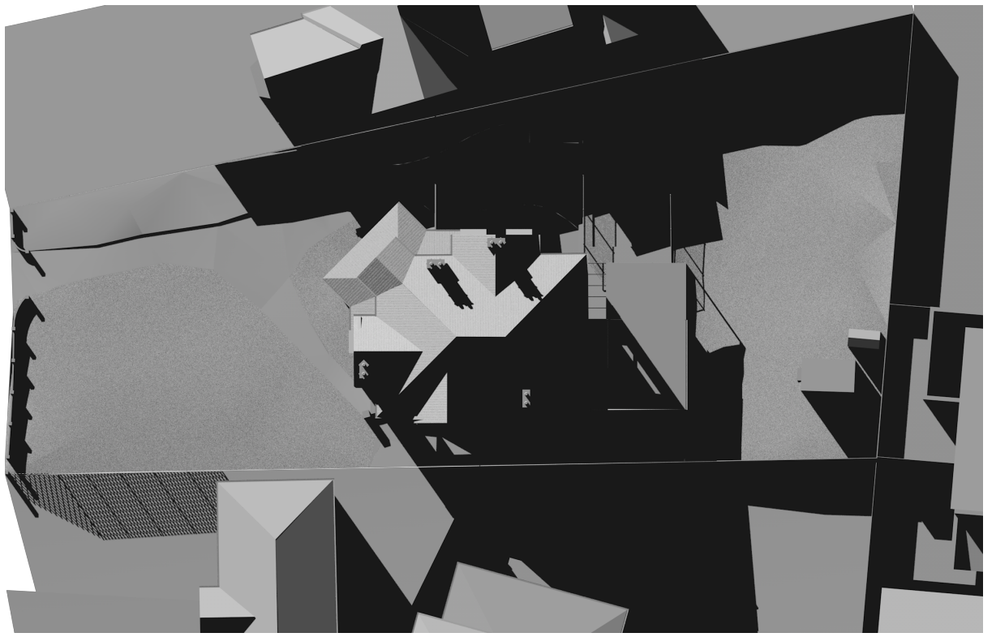
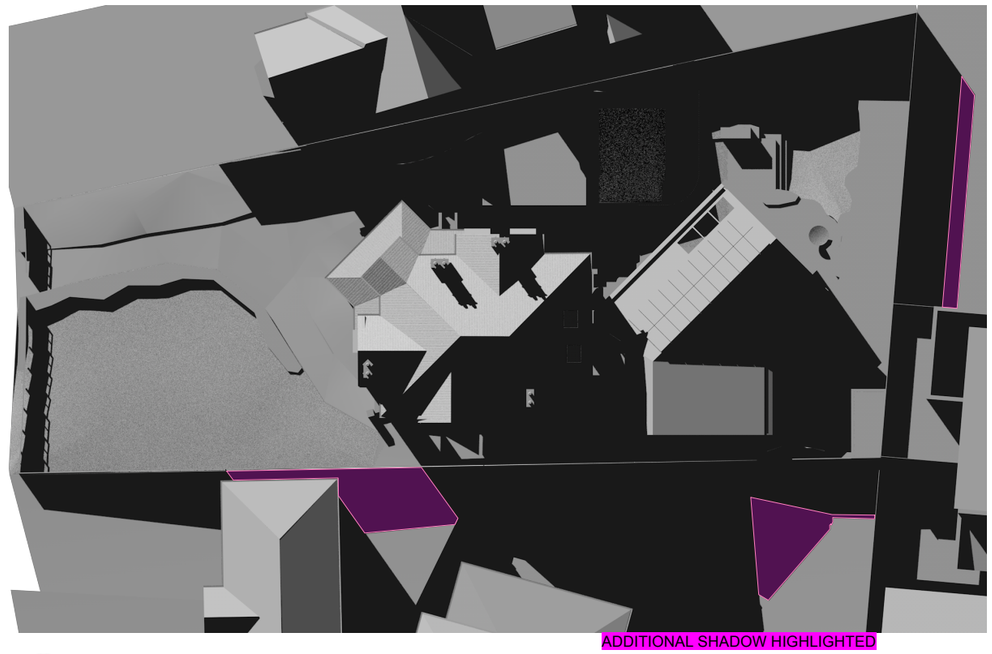
STATUS DA
SCALE 1:100



1 EXISTING JUNE 21 SHADOW 3PM
Scale: 1:400



ADDITIONAL SHADOW HIGHLIGHTED

2 PROPOSED JUNE 21 SHADOW 3PM
Scale: 1:400

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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG 3PM SHADOW DIAGRAM

Project No. 2303
DWG No. DIA 03

FIONA HICKS
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KELLIE BEATTY
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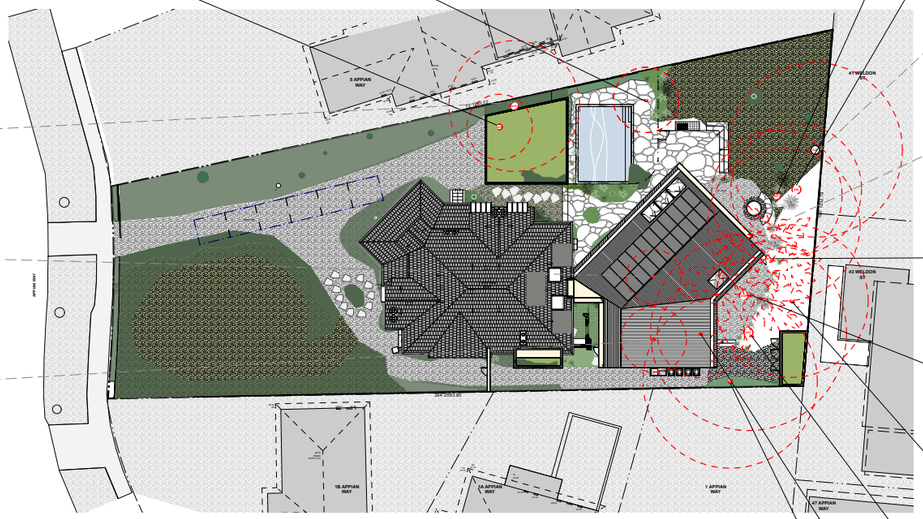
STATUS DA
SCALE 1:100

Architectural Plans

ARBORIST CLASSIFICATION	DA IMPACT
#20 LEYLAND CYPRESS LOW LANDSCAPE SIG **CONSIDER FOR REMOVAL**	WITHIN DEVELOPMENT FOOTPRINT
#18 CAMELLIA LOW LANDSCAPE SIG **CONSIDER FOR REMOVAL**	WITHIN DEVELOPMENT FOOTPRINT
#19 BRUSH CHERRY LILLY PILLY **ULE LESS THAN 5** **PRIORITY FOR REMOVAL**	
#39 CALLERY PEAR EXEMPT FROM COUNCIL'S CONTROLS	
#34 FLOWERING CHERRY EXEMPT FROM COUNCIL'S CONTROLS	



ARBORIST CLASSIFICATION	DA IMPACT
#37 CAMPHOR LAUREL) LOW LANDSCAPE SIG ULE 5-15 YEARS **CONSIDER FOR REMOVAL**	NO ENCROACHMENT
#38 CAMPHOR LAUREL) LOW LANDSCAPE SIG ULE 5-15 YEARS **CONSIDER FOR REMOVAL**	MINOR [4%] ENCROACHMENT
#24 JACARANDA INSIGNIFICANT LANDSCAPE SIG. **ULE LESS THAN 5** **PRIORITY FOR REMOVAL**	
#36 EUROPEAN OLIVE INSIGNIFICANT LANDSCAPE SIG. **ULE LESS THAN 5** **PRIORITY FOR REMOVAL**	
#30 CANARY ISLAND DATE PALM ULE 5-15 YEARS MODERATE LANDSCAPE SIG **CONSIDER FOR RETENTION**	WITHIN DEVELOPMENT FOOTPRINT
#31 CANARY ISLAND DATE PALM ULE 5-15 YEARS MODERATE LANDSCAPE SIG **CONSIDER FOR RETENTION**	48% (WITHIN SRZ) ENCROACHMENT
#29 LARGE LEAF PRIVET LOW LANDSCAPE SIG. **CONSIDER FOR REMOVAL**	MINOR [4%] ENCROACHMENT
#32 BRUSH BOX ULE 5-15 YEARS HIGH LANDSCAPE SIG. **CONSIDER FOR RETENTION**	74.8% (WITHIN SRZ) ENCROACHMENT
#35 SILK TREE LOW LANDSCAPE SIG. **CONSIDER FOR REMOVAL**	WITHIN DEVELOPMENT FOOTPRINT
#33 HACKBERRY LOW LANDSCAPE SIG **CONSIDER FOR REMOVAL**	51.4% (WITHIN SRZ) ENCROACHMENT

THIS DIAGRAM IS TO CLARIFY THE LOCATION, ARBORIST ASSESSMENT AND DA IMPACT OF THE TREES TO BE REMOVED:

- **TREEE #34, 39 ARE EXEMPT AND CAN BE REMOVED WITHOUT APPROVAL**
- TREE #19, 24, 36 ARE DEEMED **'PRIORITY FOR REMOVAL'** BY THE ARBORIST. THESE TREES ARE IN POOR HEALTH AND HAVE LESS THAN 5 YEARS TO LIVE
- TREE #37, 38, 29 ARE CLASSIFIED **'CONSIDER FOR REMOVAL'** BY THE ARBORIST, THEY COULD SURVIVE THE PROPOSED DA BUT ARE TO BE REMOVED IN FAVOUR OF MORE APPROPRIATE MATURE TREES
- TREE #18, 20, 29, 33, 35 ARE CLASSIFIED **'CONSIDER FOR REMOVAL'** BY THE ARBORIST AND ARE IMPACTED BY THE PROPOSED DA AND ARE TO BE REPLACED WITH MATURE TREES
- TREE #30, 31, 32 ARE THE ONLY TREES CLASSIFIED **'CONSIDER FOR RETENTION'** BY THE ARBORIST. THESE TREES UNFORTUNATELY WILL BE IMPACTED BY THE PROPOSED DA - THEY WILL BE REPLACED WITH MATURE TREES

'Brianza'

GENERAL NOTE:
A good faith effort has been made to detail the neighbouring properties and street terrain based on available information: google maps, survey data + site visits.
Chimneys + fence heights not surveyed.
Internal survey by JB Stephens used to define external footprint of building.

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3/20 Reddall St,
Manly NSW 2095

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ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG DEMO TREE SUMMARY

Project No. 2303

DWG No. DIA 08

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE 1:100

NEW TREE FRONT YARD

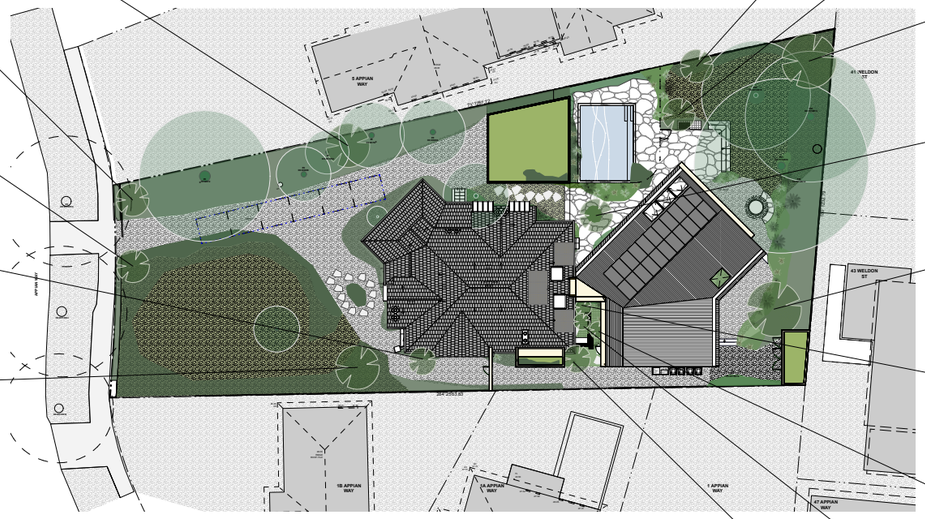
GORDONIA AXILLARIS

CERCIS CANADENSIS

CERCIS CANADENSIS

ACER PALMATUM 'SENKAKI

GORDONIA AXILLARIS



NEW TREE REAR YARD

CORYMBIA FICIFOLIA

CORYMBIA FICIFOLIA

WATERHOUSIA FLORIBUNDA

CORYMBIA FICIFOLIA

OPTIONS
ALBIZIA JULIBRISSIN
CORYMBIA GUMMIFERA
JACARANA MIMOSIFOLIA
MICHELIA CHAMPACA

CYATHEA COOPERI

CYATHEA COOPERI

CYATHEA COOPERI

ACER PALMATUM 'SENKAKI

'Brianza'

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3/20 Reddall St,
Manly NSW 2095

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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG PROPOSED TREE SUMMARY

Project No. 2303

DWG No. DIA 09

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NOM ARCH NSW 11572

KELLIE BEATTY
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STATUS DA
SCALE 1:100

Architectural Plans

STREET VIEW
LOOKING EAST BETWEEN 3 APPIAN WAY +
NEIGHBOUR 1B APPIAN WAY



43 WELDON ST BEHIND

ENSUITE IS SET BACK 37 METRE FROM STREET BOUNDARY AND CONCEALED BEHIND GARDEN WALL + PROPOSED PLANTING INCLUDING THE GORDONIA AXILLARIS



VIEW ABOVE
CURRENT VIEW FROM STREET

STREET VIEW
LOOKING EAST BETWEEN 3 APPIAN WAY +
NEIGHBOUR 1B APPIAN WAY
[WITHOUT PROPOSED PLANTING]



43 WELDON ST BEHIND

ENSUITE IS SET BACK 37 METRE FROM STREET BOUNDARY AND CONCEALED BEHIND GARDEN WALL + PROPOSED PLANTING INCLUDING THE GORDONIA AXILLARIS

'Brianza'

GENERAL NOTE:
A good faith effort has been made to detail the neighbouring properties and street terrain based on available information: google maps, survey data + site visits.
Chimneys + fence heights not surveyed.
Internal survey by JB Stephens used to define external footprint of building.

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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG ADDITIONAL STREET PERSPECTIVE

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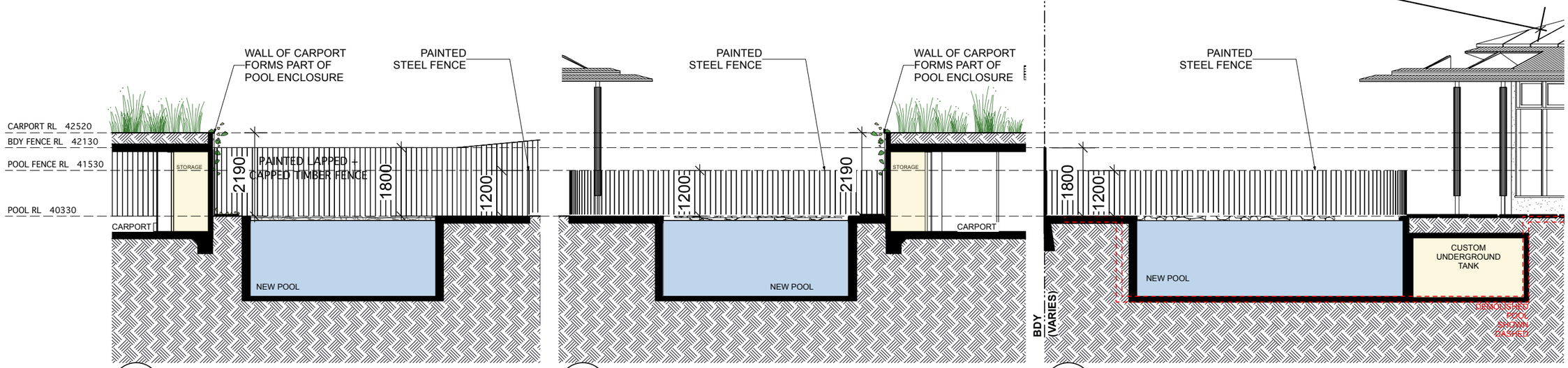
STATUS DA
SCALE 1:100





1 NORTH POOL + BDY FENCE
Scale: 1:100
POOL BARRIERS ARE TO CONFORM TO THE REQ OF AUSTRALIAN STANDARD AS1926:2012.

2 SOUTH POOL FENCE
Scale: 1:100
POOL BARRIERS ARE TO CONFORM TO THE REQ OF AUSTRALIAN STANDARD AS1926:2012.

3 EAST POOL FENCE
Scale: 1:100
POOL BARRIERS ARE TO CONFORM TO THE REQ OF AUSTRALIAN STANDARD AS1926:2012.

'Brianza'

GENERAL NOTE:
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Chimneys + fence heights not surveyed.
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Manly NSW 2095

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Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG FENCES: POOL + BOUNDARY

Project No. 2303

DWG No. DIA 11

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HERITAGE IMPACT STATEMENT

‘Brianza’, 3 Appian Way, Burwood



July 2025

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Cover Image: Primary façade of 3 Appian Way, Burwood (Source: NBRS)

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ISSUED	REVIEW	ISSUED BY
9 December 2024	Draft for Review	Samantha Polkinghorne
25 June 2025	Final	Samantha Polkinghorne
10 July 2025	Final updated	Samantha Polkinghorne

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HERITAGE IMPACT STATEMENT FOR BRIANZA, 3 APPIAN WAY, BURWOOD

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for proposed works at 3 Appian Way, Burwood. The site comprises a double storey Federation period dwelling of mixed Arts and Crafts and Queen Anne style, within the Appian Way residential precinct.

The proposal involves alterations and additions to the site and dwelling, to improve and upgrade the existing amenity.

Details of the development proposal have been prepared by Some Common Place.

The subject property is listed as an item of local heritage significance together with a group of other properties within the Appian Way residential precinct, on Schedule 5 of the *Burwood Local Environmental Plan (LEP) 2012.* The group is known as Federation Houses, item number I226. It is also located within the Appian Way Heritage Conservation Area and is in the vicinity of other listed properties.

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Burwood LEP 2012* and the requirements of the *Burwood Development Control Plan (DCP),* and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance,* 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place, cultural significance, fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

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1.3 SITE LOCATION

The site is located on the eastern side of Appian Way, Burwood. The street runs from north to south, and around the central croquet lawn. It is identified as Lot 1 DP984192 by the NSW Land Registry Services (LRS).



Figure 1: Aerial map with the subject site highlighted yellow. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)



Figure 2: Street map with the subject site highlighted yellow. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject site is listed as an item of local heritage significance together with a group of other houses within the Appian Way precinct, on Schedule 5 of the Burwood *Local Environmental Plan (LEP) 2012*. The group is known as Federation Houses, item I226. The property is also located within the Appian Way Heritage Conservation Area and in the vicinity of other heritage listed sites, namely the central recreational area known as Central Reserve Appian Way, and Appian Way – including the Club House, trees, picket fence, safety fence and AWRC Gate, item I235.

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development and distance, and do not warrant assessment as part of this report.

1.5 AUTHORSHIP

This report was prepared by Samantha Polkinghorne, Director, using research and a history written by Melissa Marland, Historian, all of **NBRS**.

1.6 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

1.7 COPYRIGHT

Copyright of this report remains with the author, **NBRS**. Unless otherwise noted, all images are by the author.

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2.0 DOCUMENTARY EVIDENCE

2.1 PRE-EUROPEAN HISTORY

The traditional owners of the inner west area of Sydney, encompassing the suburb of Burwood, are the Wangal (also Wanngal) clan of the Eora Nation. The Wangal clan's territory stretched from the western outlet of Darling Harbour (initially named Long Cove) and west along the southern shores of the Parramatta River.[1] Governor Arthur Phillip described the clan's territory in a letter in 1790:

> *The south side of the harbour from the above-mentioned cove* [Long Cove] *to Rose Hill, which the natives call Parramatta, the district is called Wann, and the tribe, Wanngal.*[2]

The earliest recorded made with Aboriginal people near Burwood took place on the southern bank of the Parramatta river on the 5 February 1788. The encounter was recorded in the diary of Lieutenant William Bradley.

> *At daylight having a guard of marines, proceeded to the upper part of the harbour again, passed several natives in the caves as we went up and some on the shore near the place we left the beads and other things, who followed us along the rocks calling to us. We landed to cook our breakfast on the opposite shore to them. We made signs for them to come over and waved green boughs. Soon after 7 of them came over in 2 canoes and landed near our boats. They left their spears in the canoes and came to us. We tied beads etc. about them and left them our fire to dress mussels which they went about as soon as we put off.* [3]

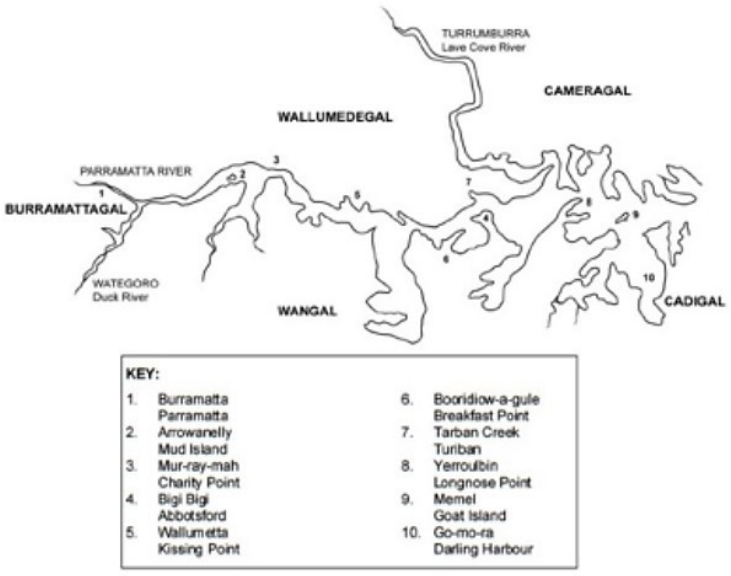

Figure 3: 1790 - 'Status Quo of Aboriginal People Along the Parramatta River cv.1790', artist and date unknown. (Source: Eora People https://www.eorapeople.com.au/language/clans/)

[1] Valerie Attenbrow, *Sydney's Aboriginal Past: Investigating the Archaeological and Historical Records*, 2nd ed (Sydney, NSW: University of New South Wales Press, 2010), 26.
[2] 'Letter from Governor Phillip to Lord Sydney, 13 February 1790', in *Historical Records of Australia*, vol. 1 (Sydney, NSW: The Library Committee of the Commonwealth Parliament, 1914), 160.
[3] Guider, Michael & Burwood-Drummoyne Public Library (N.S.W.). (1997). Aboriginal history of Burwood Municipality / by Michael Guider. [Lithgow : Michael Guider]

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2.2 HISTORY OF THE SUBJECT SITE

2.2.1 THE FAITHFUL LAND GRANT AND THE SUBURB OF BURWOOD

The subject site was originally part of a 1000-acre estate (allotment 248, Parish of Concord, County of Cumberland) located west of the city of Sydney that was granted to William Faithful on 1January 1810.[4] Faithful arrived in New South Wales in 1792 to work as a private in the New South Wales Corps.[5] Following his discharge in 1799 he became the estate manager for his former superior officer, Captain Joseph Foveaux. When Foveaux left the colony for England, Faithful, assisted by his wife Susannah's family connections, began to acquire large land grants that he used for farming.[6] Faithful was also aided in this enterprise by Captain Foveaux, who gave him half of his flock of sheep as a parting gift.[7]

The allotment containing the subject site belonging to William Faithful was known as 'Faithful's Farm'. It was situated adjacent to 'Rowley's Farm' which was granted to Captain Thomas Rowley in 1799 (Figure 4).[8] Rowley named his land 'Burwood' after his former home, 'Burwood Farm' in Cornwell, England, a name which was subsequently given to the suburb.[9] Today Rowley's name is remembered by Rowley Street, Burwood.[10]

In 1815 the creation of a road to Liverpool (later named the 'Hume Highway') resulted in the division of Faithful's Farm. Faithful then sold 200 acres north of the divide to Alexander Riley, who had earlier purchased the Rowley Estate from Thomas Rowley's children via their guardian Thomas Moore (Figure 5).[11] The combined land would later make up a large part of the suburb of Burwood. The remaining 800-acre portion of Faithful's grant south of the Hume Highway was sold to Simeon Lord and would become a large part of the suburb of Enfield (Figure 6).[12]

When Riley died in 1833, Thomas Rowley's children successfully challenged the terms of the sale of the Rowley Estate, gaining back their father's 750 acres of land.[13] For the remainder of the 19th century, sales made by the descendants of the original Burwood landholders created increasingly smaller allotments within the suburb, intensifying the need for new roads and infrastructure that would connect residents to both the centre of Sydney and to Parramatta.[14] To facilitate this, in 1874 the Municipality of Burwood was incorporated by

[4] Eric Wilfred Dunlop, *Harvest of the Years: The Story of Burwood, 1794-1974* (Burwood, N.S.W: Council of the Municipality of Burwood, 1974), 15; 'HMS - ViewItem', accessed 19 September 2023, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045324; 'Real Estate', *Daily Telegraph*, 19 May 1937, http://nla.gov.au/nla.news-article247137397.
[5] Mowle, P. C. (Percival Conrad), 1872-1951. (1948). A genealogical history of pioneer families of Australia / P.C. Mowle. Sydney : Angus and Robertson http://nla.gov.au/nla.obj-499791554, 76.
[6] B. H. Fletcher, 'Foveaux, Joseph (1767–1846)', in *Australian Dictionary of Biography*, 18 vols (Canberra: National Centre of Biography, Australian National University), accessed 19 September 2023, https://adb.anu.edu.au/biography/foveaux-joseph-2062; Michael Burge, 'Mary Matcham Pitt – Mother of a Nation', *Michael Burge Media* (blog), 12 September 2012, https://burgewords.com/2012/09/12/mother-of-a-nation/; 'Friends of Nelson.', *Sydney Morning Herald*, 7 November 1934, http://nla.gov.au/nla.news-article17126722.
[7] 'Our Australian Ancestors.', *Truth*, 25 October 1903, http://nla.gov.au/nla.news-article167900939.
[8] 'History and Heritage', Burwood City Council, accessed 19 September 2023, https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage.
[9] 'History and Heritage', Burwood Council and Burwood Heritage Centre, accessed 5 June 2023, https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage.
[10] 'HMS - Burwood Post Office (former)', accessed 6 June 2023, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5051522.
[11] 'A Genealogical History of Pioneer Families of Australia'; 'Heritage_Assessment_-_Appian_Way_Planning_Proposal.Pdf', Burwood Council, accessed 19 September 2023, https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/1416/6978/8745/Heritage_Assessment_-_Appian_Way_Planning_Proposal.PDF. Eric Wilfrid Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974* (Burwood, NSW: Council of the Municipality of Burwood, 1974), 16; 'Advertising', *Sydney Morning Herald*, 10 July 1885, http://nla.gov.au/nla.news-article13592601.
[12] 'History and Heritage'.
[13] Dunlop, *Harvest of the Years*, 15.
[14] 'History and Heritage'. Eric Wilfred Dunlop, *Harvest of the Years: The Story of Burwood, 1794-1974* (Burwood, N.S.W: Council of the Municipality of Burwood, 1974), 105; 'Heritage_Assessment_Appian_Way_Planning_Proposal.PDF.

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proclamation in the Government Gazette and the first Council was elected on 9 June of that year.[15]

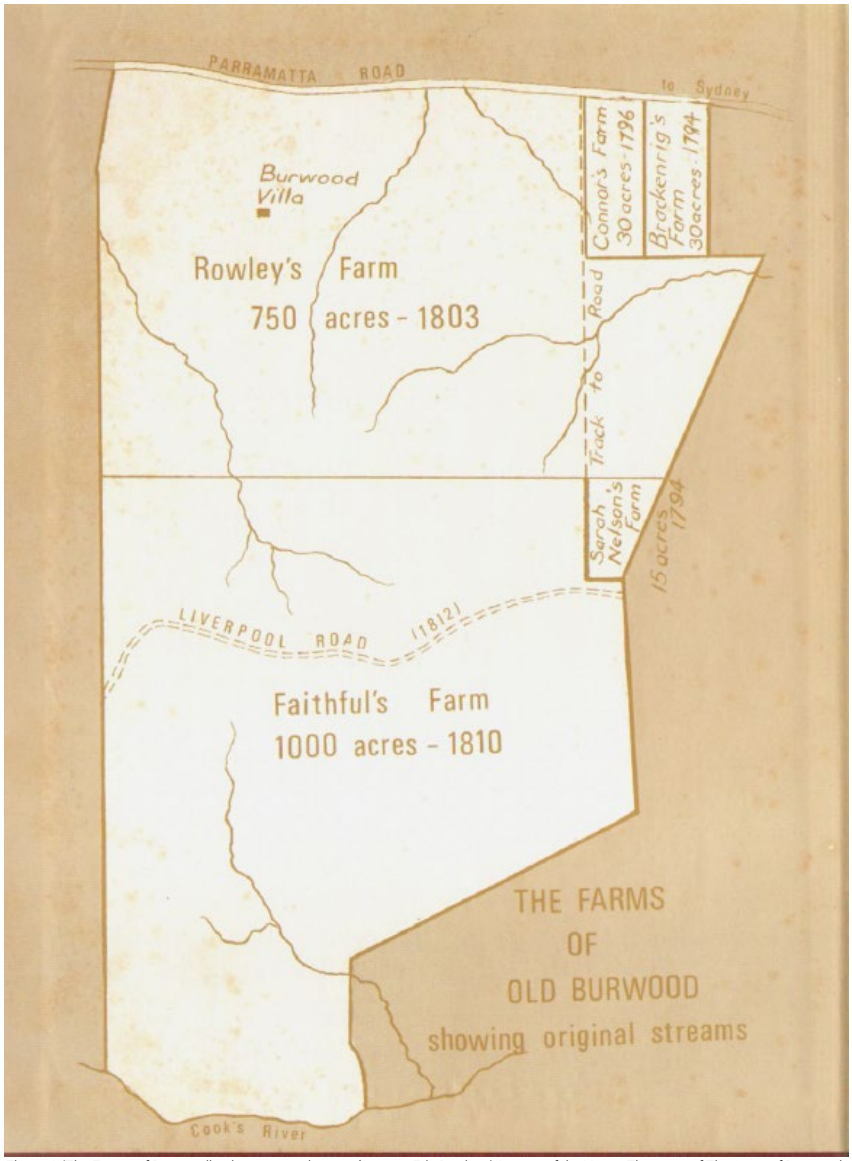

Figure 4: 'The Farms of Burwood' n.d., creator unknown. (Source: Eric Dunlop, 'Harvest of the Years. The Story of The Story of Burwood 1794-1974, Part 1', cover page, verso).

[15] 'History and Heritage', accessed 6 June 2023, https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage. Opening Of The Railway To Rosehill Racecourse.', *Sydney Morning Herald*, 18 January 1888, http://nla.gov.au/nla.news-article13664242

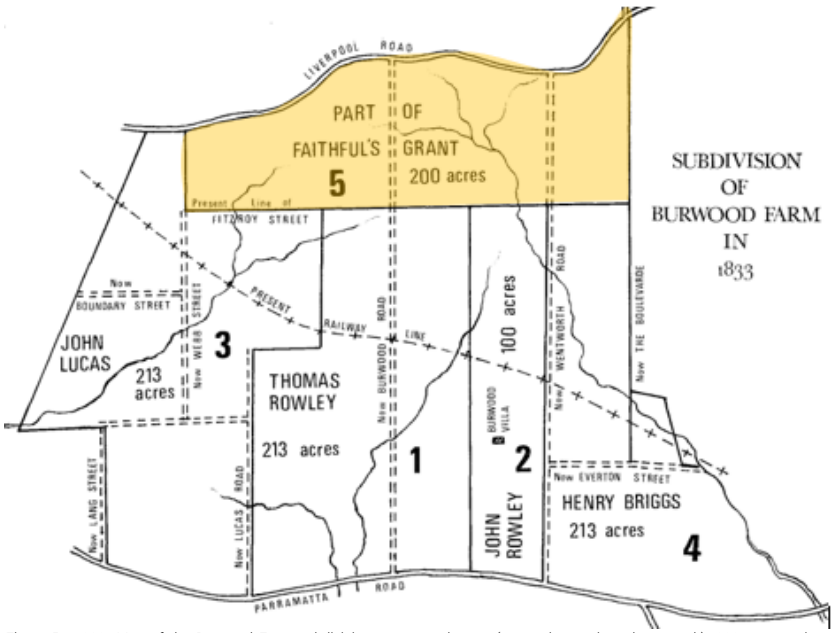

Figure 5:c.1833- Map of the Burwood Farm subdivision, creator unknown (map orientated north to south). 200-acre portion of Faithful's Grant containing the subject site shaded yellow. (Source: Eric Dunlop, 'Harvest of the Years. The Story of The Story of Burwood 1794-1974, Part 1', 27).

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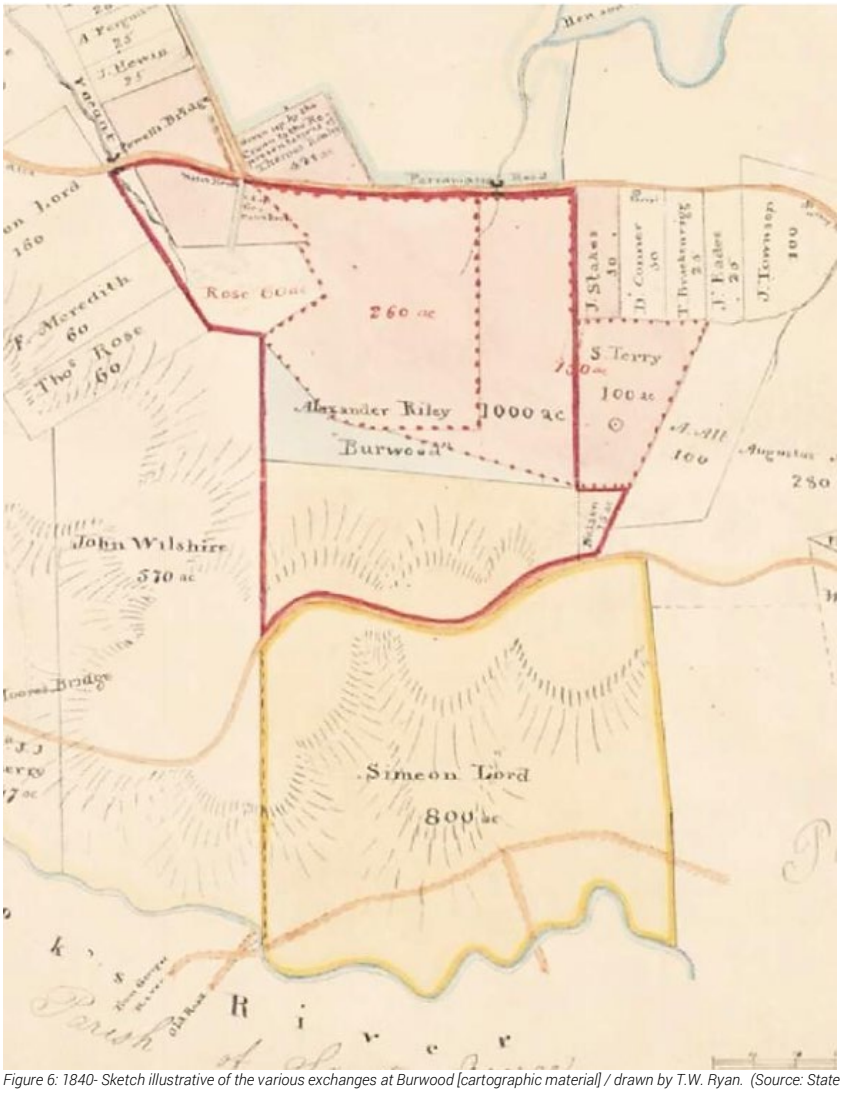

Figure 6: 1840- Sketch illustrative of the various exchanges at Burwood [cartographic material] / drawn by T.W. Ryan. (Source: State Library of NSW [Z/Ce 84/15]).

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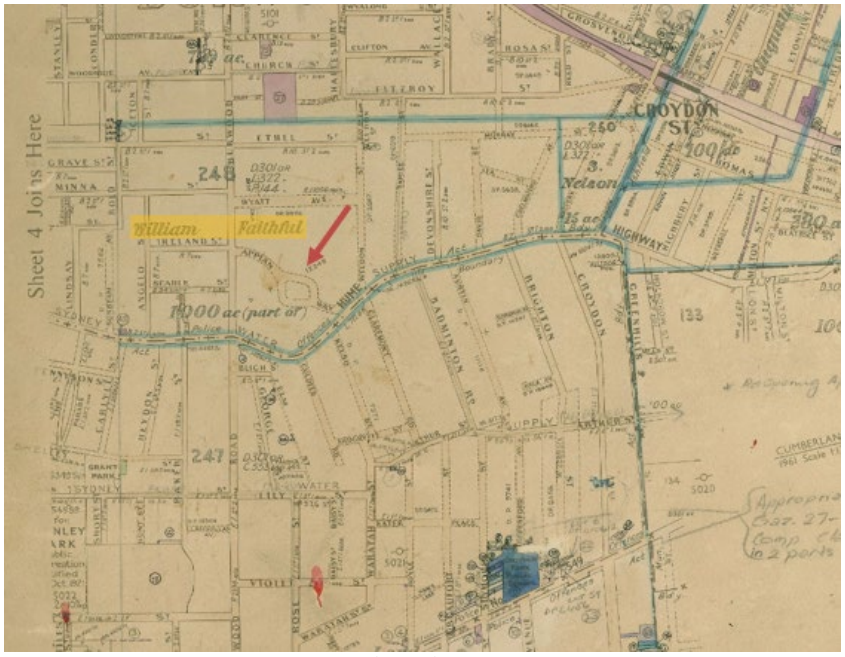

Figure 7: 1963- 'County of Cumberland, Parish of Concord (Sheet 1A), Regional Charting Maps, 31 July 1963. The Burwood portion of the Faithful Grant and the Appian Way (red arrow) are shown in relation to the Hume Highway (curved blue line). (Source: NSWLRS Regional Charting Map).

2.2.2 CONSTRUCTION OF THE APPIAN WAY, BURWOOD

The Appian Way formed part of what was known as the Hoskins Estate, which was named after its developer, the industrialist, George J. Hoskins.[16] The Italian Appian Way was the most important Ancient Roman road and was first use to connect Rome with Brindisi. However, unlike its namesake, Burwood's Appian Way does not run in a straight line, instead curving around a central recreation space that was created exclusively for residents.[17]

In 1903 Hoskins purchased land for the project from Eileen Humphrey.[18] Hoskins' acquisition was a timely as the site had yet to be developed and was one of the few remaining empty allotments in Burwood (Figure 8).

In June 1903 Hoskins informed Burwood Council that he planned to develop a model housing estate containing 39 individual homes.[19] He was also able to convince council to build the streets needed to facilitate the development at their own expense.[20] Hoskins decided that each house was to be different from each other and employed the master builder William Richards to construct the homes, which included the subject site.[21] Richards was a self-taught builder of arts and crafts style houses who worked in Sydney and the

[16] Dunlop, *Harvest of the Years*, 105.
[17] 'Appian Way, Burwood – Federation Home', accessed 21 September 2023, https://federationhome.com/2018/03/16/appian-way-burwood/; 'Appian Way | Roman Empire, Rome-Capua, Aqueducts | Britannica', accessed 21 September 2023, https://www.britannica.com/topic/Appian-Way.
[18] 'NSW Land Registry Services, Certificate of Title', 1873, Vol 164 Fol 9.
[19] 'Heritage_Assessment_-_Appian_Way_Planning_Proposal.Pdf', by Gavin Patton and Ryan King (Burwood Council), 2021, 31.
[20] 'Burwood.', *Sydney Morning Herald*, 10 August 1904, 105, http://nla.gov.au/nla.news-article14625665. Dunlop, *Harvest of the Years*, 105.
[21] 'Appian Way, Burwood – Federation Home'. Robert Irving, John Kinstler and Max Dupain, *Fine Houses of Sydney* (Sydney NSW: Methuen Australia, 1982), 90; 'Appian Way,

Southern Highlands of New South Wales. In addition to the Appian Way, Richards is best known for creating a series of mansions for the Horden Family.[22]

The following description of the Appian Way has been extracted from the book *Fine Houses of Sydney*.

> *Hoskins obviously intended the estate to be a long-term investment for himself and his family, and this is why the houses were to be leased rather than sold for a quick profit. But to him it was much more than that; it was a model, the realisation of an ideal. In the environment which Hoskins envisioned, all the residents would be respectable professional and business people, who would form a harmonious, self-contained community.*
>
> *Everything that might attract the most desirable residents was done. The boulevarding, including the planning of large numbers of trees, softened the newness of the earthworks and made the whole estate attractive. The blocks themselves were generous in size, from 0.1 to 0.3 hectares; this permitted the erection of big, low houses which emphasised the spread and comfort of the scene.*
>
> *The device that set the tone for the whole subdivision was the new street, Appian Way, meandering across it quite informally and giving access to 22 of the houses. Its curvature was not regular or geometrical, but strongly contrived and picturesque. Only now, as the trees have aged, is the full effect of this lovely avenue evident. Hoskins had an eye on the distant future.*[23]

In addition to the primary construction, several terraces in Wyatt Avenue were built to accommodate Hoskins' servants, who lived nearby on Burwood Road.[24] Hoskins himself lived at 'St Cloud', a mansion that overlooked the development.[25] Work on the Appian Way was completed in 1909 (Figure 10). [26]

[22] 'Appian Way, Burwood – Federation Home'.
[23] Robert Irving, John Kinstler and Max Dupain, *Fine Houses of Sydney*, 89–90.
[24] 'HMS - Federation House - Havilah [Item 123]', accessed 21 September 2023, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250263.
[25] 'St Cloud and Site' in the State Heritage Inventory of New South Wales, accessed 4 November 2024, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045017.
[26] 'Appian Way, Burwood – Federation Home', accessed 21 September 2023, https://federationhome.com/2018/03/16/appian-way-burwood/.

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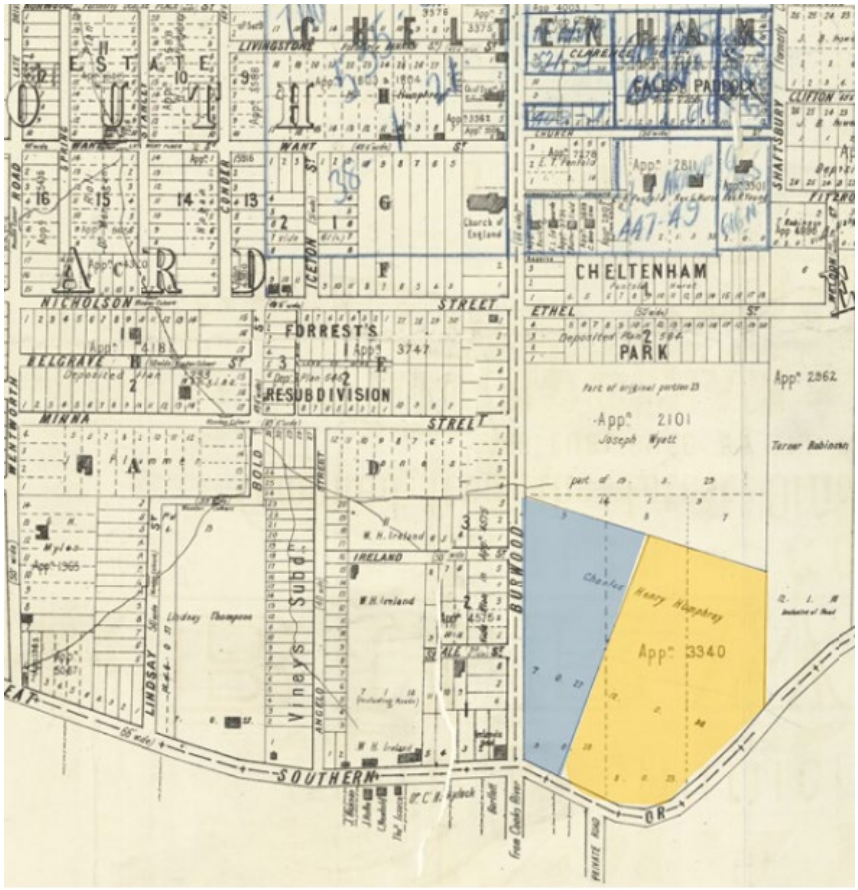

Figure 8: 'Map of the municipality of Burwood, parish of Concord', by Higinbotham and Robertson, c.1893. Land belonging to Charles Henry Humphrey that would form the Hoskins Estate shaded blue and orange. (Source: SLNSW, [Z/M4 811.1836/1893/1]).

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Figure 9: 'George J. Hoskins, ironmaster, founder of the firm of G. & C. Hoskins, 1876', by G.F. Harris. (Source: SLNSW [ML 189]).

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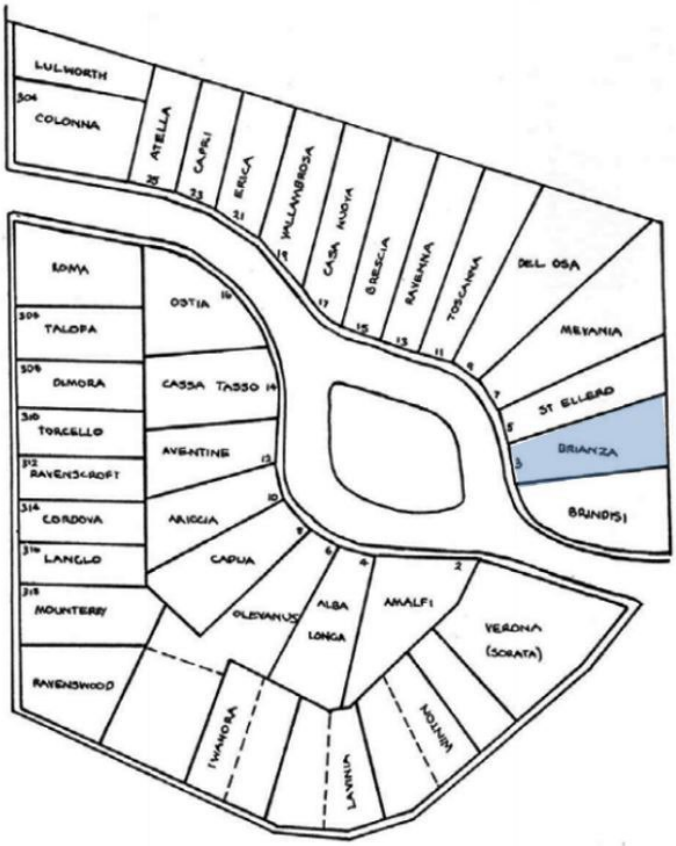

Figure 10: 'Property Names of the Hoskins Estate', creator and date unknown. Location of the subject site shaded blue. (Source: Federation House https://www.federation-house.com/appian-way-burwood)

NBRS



Figure 11: 'Property Names of the Hoskins Estate'. Location of the subject site 'Brianza' indicated with red arrow. (Source: Fine Houses of Sydney)

2.2.3 GARDENS AND ROADWAY

The central concepts for the design of the Appian Way, Burwood were born of ideas contained within the 'Garden City Movement' of the late 19th and early 20th centuries. [27] The movement originated in the United Kingdom and was created in opposition to the often cramped, dirty living conditions present large industrial cities that were built/expanded upon during the Industrial Revolution. The idea of a garden city is exemplified by Ebenezer Howard's three magnets diagram in which he proposes a reimagining of the urban environment to include elements of country living. [28]

[27] Burwood Development Control Plan, 1 March 2013, Section 8.5 The Appian Way; Robert Irving, John Kinstler and Max Dupain, Fine Houses of Sydney (Sydney NSW: Methuen Australia, 1982); 'Federation Houses – Appian Way' NSW Heritage Inventory, accessed 4 November 2024, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=6000630.
[28] Livesey, G. (2011). Assemblage theory, gardens and the legacy of the early garden city movement: *Architectural Research Quarterly*, 15(3), 271-278.

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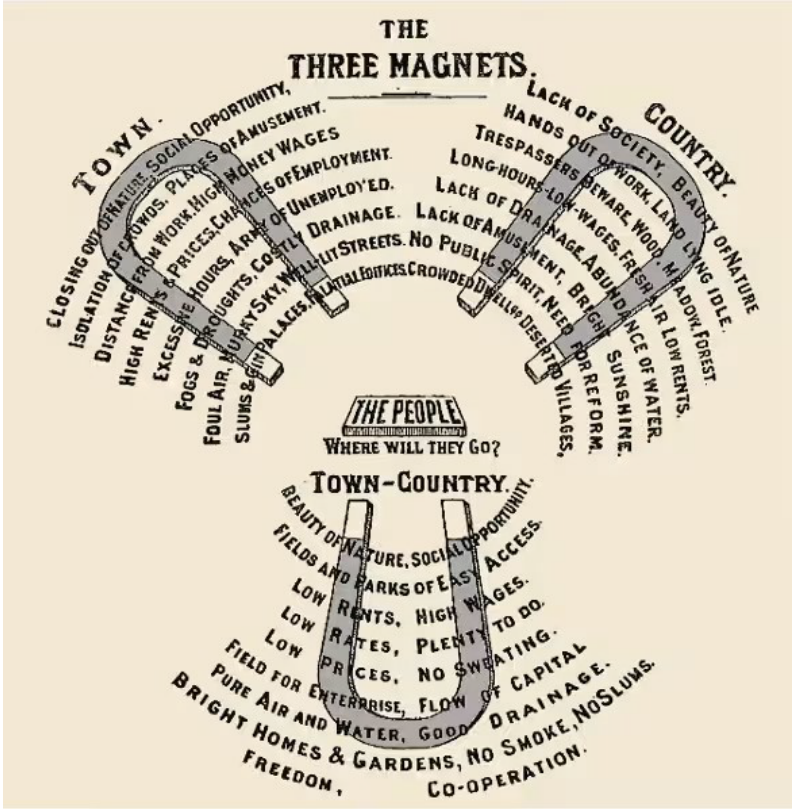

Figure 12: 1902 – 'The Three Magnets from Garden Cities of Tomorrow, 1902 by Ebenezer Howard. (Source: The Guardian Newspaper, 2014, https://www.theguardian.com/cities/2014/dec/05/ebenezer-howards-three-magnets)

In Australia, a large, private garden became a central feature of many homes built during the Federation era (c.1900-1915). Like the United Kingdom, during the mid-late Victorian period (c1850-1900) industrialisation had created what were considered 'slums' within large cities such as Sydney and Melbourne. Consequently, as more people moved out of town to the suburbs, the curtilage of the new homes that were built at this time were typically large with an accompanying spacious built footprint.[29]

Homes facing the central recreation area in the Appian Way were arranged in an asymmetrical configuration that espoused the unique design of the buildings contained within them, Figure 14. Every home in the estate featured large front and back gardens, with many containing verandas. Gardens were typically designed allowed for numerous separate areas used for purposes such as kitchen gardens, orchards and drying spaces. These were often separated by hedges, which gave a sense of seclusion. Curved lawns and paths echoed the layout of the central roadway, which had been planted with native Brush Box trees.[30] The cumulative effect of these individual features created a sense of tranquillity reminiscent of country living within proximity to the Sydney central business district.

[29] Hugh Fraser and Ray Joyce, 'The Federation House: Australia's own style', 1986, 68.
[30] Hugh Fraser and Ray Joyce, 'The Federation House: Australia's own style', 68-69

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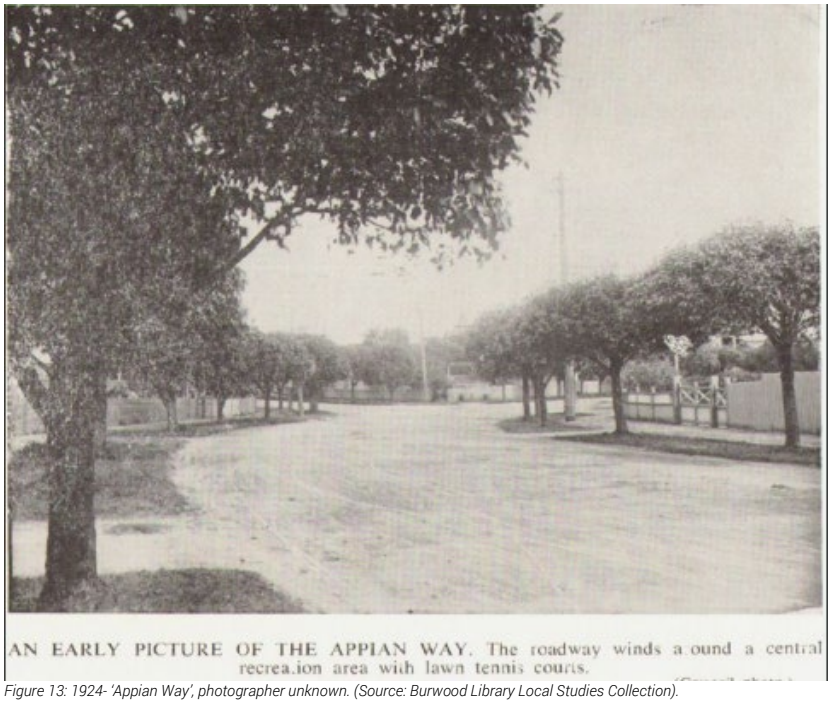

Figure 13: 1924- 'Appian Way', photographer unknown. (Source: Burwood Library Local Studies Collection).

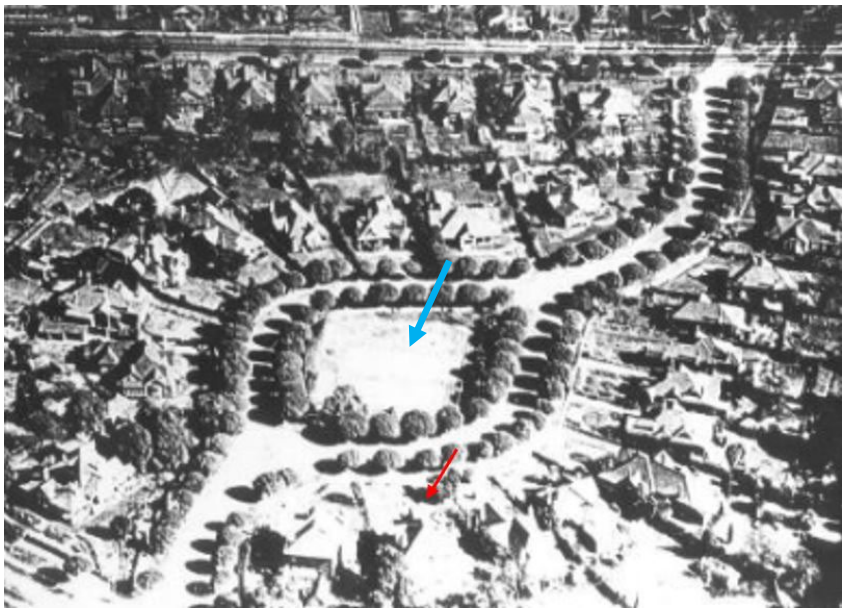

Figure 14: c.1930 - 'Aerial picture of the Appian Way', photographer unknown. Approximate position of the subject site indicated by red arrow, and the central recreational area indicated by blue arrow. (Source: 'Appian Way Conservation Area', Report, by Burwood Council, 2021).



Figure 15: 1970 - 'Appian Way', photographer unknown. (Source: Burwood Library Local Studies Collection).

2.2.4 'BRIANZA' NUMBER 3, APPIAN WAY

On 30 July 1873, Charles Henry Humphrey purchased land totalling 12 acres, 1 rood and 38 perches of land within the Parish of Concord, County of Cumberland (Primary Application No.3340) containing the future location of the subject site. Humphrey was a Burwood Council alderman who became Mayor in 1875. Following Humphrey's death in 1898 his land was transferred to Humphrey's wife Eileen Humphrey and his son Charles Henry Humphrey Junior. In 1903 Eileen sold the allotment to John Hoskins after becoming sole proprietor on the death of her son.[31]

In 1905, Hoskins transferred the land to 'Hoskins Estate Co. Ltd' and until 1913 the company held the allotments exclusively. The first sale within the 'Hoskins Estate occurred in September 1913 when Mary Eliza Platt purchased 'Brindisi', number 1 Appian Way, a two-story home which was demolished in 1966, making Brianza the only surviving two story home built during the original development of the estate.[32]

[31] 'NSW Land Registry Services, Certificate of Title', 1873, Vol 164 Fol 9.
[32] Robert Irving, John Kinstler and Max Dupain, *Fine Houses of Sydney*, 91; 'Family Notices', *Newcastle Morning Herald and Miners' Advocate*, 22 April 1939, http://nla.gov.au/nla.news-article134194086; 'Heritage_Assessment_-_Appian_Way_Planning_Proposal.Pdf'. 'NSW Land Registry Services, Certificate of Title', 1873, Vol 164 Fol 9.

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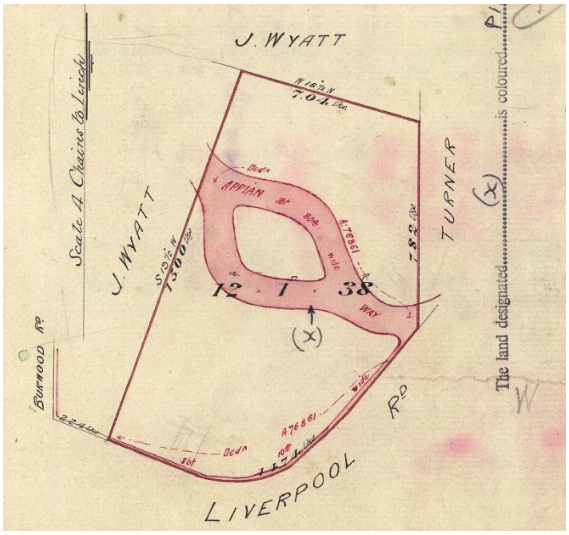

Figure 16: 1873 – Plan showing land owned by Charles Henry Humphrey containing the future location of the subject site. (Source: NSWLRS, Certificate of Title 1803 Folio 3)

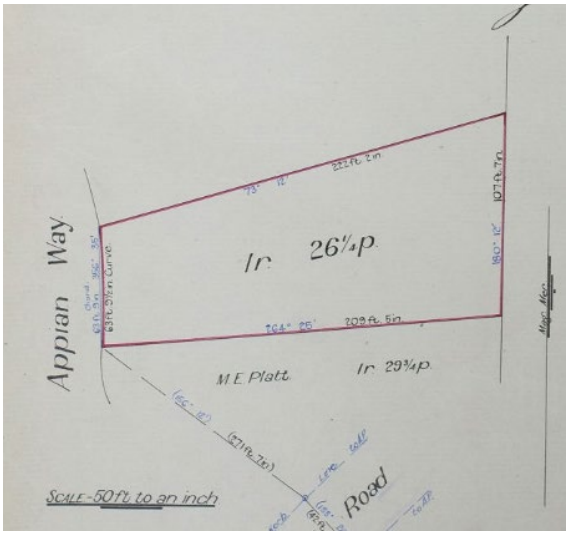

Figure 17: 1914, Vol 2445 Fol 6.' Showing land purchased by Alice Eugene Genevra Maybury in 1914 containing the subject site (Source: NSWLRS)

The house situated on Number 3 Appian Way was given the name 'Brianza', which was derived from the Italian city located at the foot of the Swiss Alps.[33] The first recorded use of this name is recorded in Burwood Council's Rate and Valuation Books dated 1911.[34] On 10 February 1914, ownership of Brianza was transferred from Hoskins Estate Co. Ltd to Alice Eugene Genevra Maybury. The land totalled 1 rood, 26 ½ perches.[35]

In 1935 Rosa Ferrari, wife of the company director Luigi Ferrari, became the owner of the subject site.[36] In an advertisement published 25 September 1935 in *The Sun* newspaper the property was described as follows:

[33] 'Brianza - Wikitravel', accessed 22 September 2023, https://wikitravel.org/en/Brianza.
[34] Rate and Valuation Book, 1911, Burwood Council, 343.
[35] 'NSW Land Registry Services, Certificate of Title', 1914 Vol 2445, Fol 6
[36] Ibid.

NBRS

BURWOOD. — "BRIANZA," 3 APPIAN WAY.
Brick Residence of 8 rooms, Garage, &c. Ample land. Torrens Title.[37]

Rate and Valuation records held by Burwood Council for this year list the Improved Capital Value of the home as £2250, an amount that had remained virtually unchanged since Brianza's construction which suggests that no major work had occurred during this time.[38]

In 1960 the Company Director Robert Gordon Cooper became proprietor in Estate Fee Simple, of the subject site.[39] On 21 September 1962, Burwood Council approved the construction of a swimming pool on the subject site (BA 315/62). This addition is reflected in a £4000 increase in the Improved Capital Value of the property in the years between 1959 and 1965.[40] The introduction of the pool can be clearly seen in the 1978 aerial image of the site (See Figure 21). In 1971 Cooper's widow, Dorothy May Cooper became the registered proprietor of the land (Primary Application Number M291531).[41] Between the 1960s and the late 20th century, no records regarding the ownership of the subject site have been located. In 2005, the property was advertised and sold, followed by another sale in April 2023.[42]

Early site imagery, combined with physical evidence and historical aerial photographs, indicates no significant alterations to the original built form or roof of the dwelling have been undertaken to the dwelling. The existing rear addition appears to have been introduced in the late 1970s or early 1980s, as it is first visible in the 1978 historic aerial (see Figure 21). Changes to the landscaping have also occurred over the site's history.

2.2.5 AERIAL IMAGES OF THE SUBJECT SITE



Figure 18: 1943 – Aerial image (detail) of the subject site. (Source: HAPE Viewer, NSW Government).

[37] 'Advertising', Sun, 25 September 1935, http://nla.gov.au/nla.news-article231182727.
[38] Rate and Valuation Book, 1914, Burwood Council, 343; Rate and Valuation Book, 1918, Burwood Council, 349; Rate and Valuation Book, 1935, Burwood Council, Valuation No. 119.
[39] 'NSW Land Registry Services, Certificate of Title', 1960, Vol 7958 Fol 145.
[40] Rate and Valuation Book, 1959, Burwood Council, Valuation No. 27; Rate and Valuation Book, 1965, Burwood Council, Valuation No. 27.
[41] 'NSW Land Registry Services, Certificate of Title', 1960, Vol 7958 Fol 145
[42] '3 Appian Way, Burwood | Property Value Estimate & History', Domain, accessed 4 November 2024, https://www.domain.com.au/property-profile/3-appian-way-burwood-nsw-2134.

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Figure 19: 1955 – Aerial image (detail) of the subject site. (Source: HAPE Viewer, NSW Government).



Figure 20: 1961 – Aerial image (detail) of the subject site. (Source: HAPE Viewer, NSW Government).



Figure 21: 1978 – Aerial image (detail) of the subject site. Note the addition of a pool at rear of property. (Source: HAPE Viewer, NSW Government).

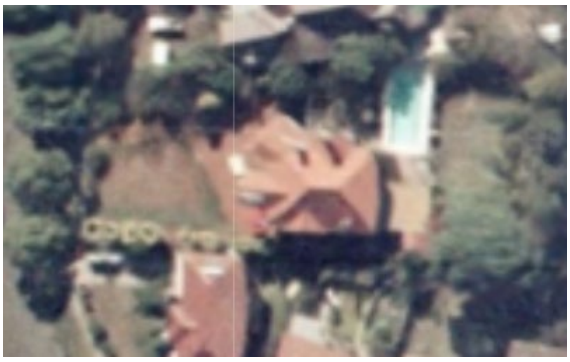

Figure 22: 1986 – Aerial image (detail) of the subject site. (Source: HAPE Viewer, NSW Government).

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Figure 23: 1998 – Aerial image (detail) of the subject site. (Source: HAPE Viewer, NSW Government).

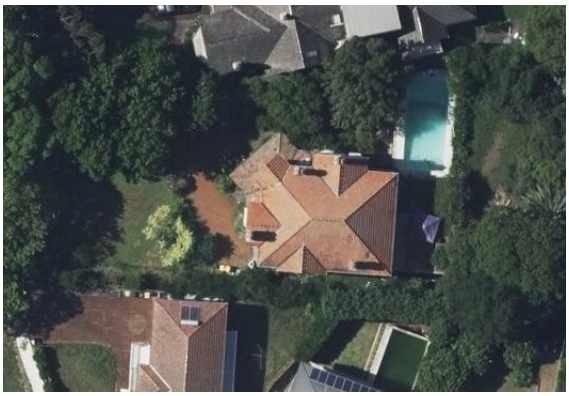

Figure 24: Current aerial map view of the subject site (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

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3.0 PHYSICAL EVIDENCE

3.1 CONTEXT AND SETTING

Appian Way is located to the northern section of Liverpool Road (Hume Highway). The Appian Way neighbourhood precinct is bounded by Liverpool Road to the south, Weldon Street to the east, Burwood Road to the west, and Wyatt Avenue to the north.

Appian Way is a tree-lined, two-way road that runs north to south, and around a central recreational area also known as the former croquet lawn. Houses within the precinct front the street, and oriented towards the central recreational area. Houses within the Appian Way residential precinct consist of a large gardened front setback with low front boundary fences and gates. The original house of George Hoskin known as St Cloud, State heritage listed site at 223 Burwood Road, is located opposite Appian Way, to the west of Burwood Road.

The subject site, no. 3 Appian Way is located to the southern end of the precinct.

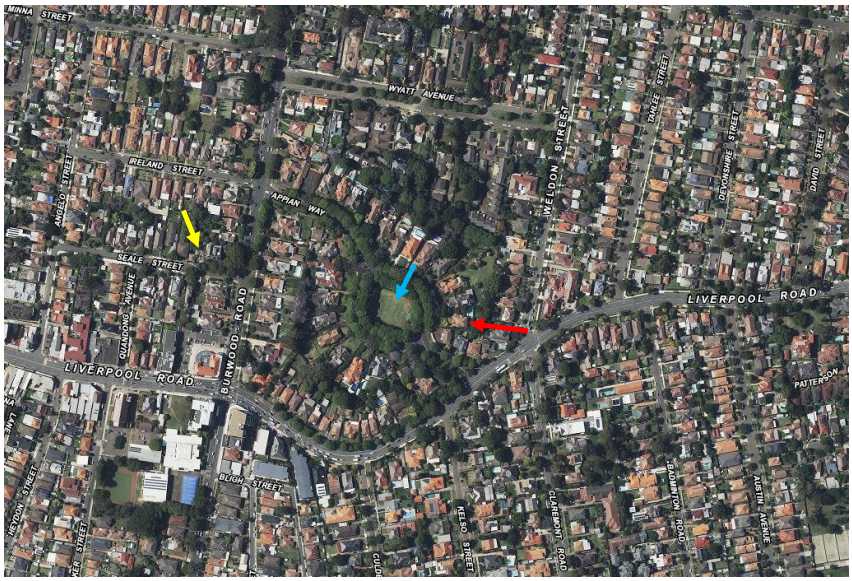

Figure 25: Aerial map of Appian Way within its immediate context. The subject site, 'Brianza' 3 Appian Way indicated with red arrow, the central recreational area indicated with blue arrow, and the original George Hoskin house, St Cloud is indicated with yellow arrow. Source: Six Maps.

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Figure 26: Appian Way, viewed north. The street is lined with matured trees, with houses located to west (left), and the recreational lawn to the right.



Figure 27: Subject site 3 Appian Way, marked with red arrow.



Figure 28: The central recreational lawn, also known as the former croquet lawn.

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3.2 DESCRIPTION OF THE SITE

The subject site is irregular in shape, with a site area of approximately 1678sqm. The site is accessed via low metal gates to the front eastern boundary, and has low cement rendered masonry fence and rendered masonry piers. The southern boundary consists of low brick fence, and the western boundary has high timber palling fence. From the main gate, a gravel vehicular path stretches along the front setback towards the house, to an open area currently used as vehicular parking. The front setback also has a garden area to the south.

To the northern setback, a wall constructed of square concrete ventilation blocks and a metal gate divides the rear section from the front section of the site. To the southern setback dividing the rear and front section is a timber lattice fence with a timber gate. Based on the construction style, the dividing walls to both the north and southern setbacks are likely non-original.

A swimming pool is located to the northern rear section of the site, and lining the perimeter of the north and east boundary are mature trees.

3.3 DESCRIPTION OF THE BUILDING

3.3.1 EXTERIOR

The building on the subject site is a two storey, Federation period dwelling with mixed Arts and Crafts and Queen Anne style architecture. It is the only remaining full double storey house within Appian Way residential precinct.

The masonry building features a rectangular form with four gabled bay ends to its north, north-west, west and southern facades. The roof is of terracotta Marseille patterned roof tiles, with terracotta ridge and hip capping and terracotta finials. The building has four chimneys, consisting of stucco rendered masonry, brickwork with dark brick string course, and terracotta chimney pots.

The facades feature a decorative style, in alternating finishes comprising tuckpointed brickwork with dark coloured brick string courses, smooth render, stucco render, and a combination of painted timber lining and decorative timber shingle gable ends. The primary western façade is more articulated in terms of the decorative finishes, whereas the rear eastern façade is more uniform with its simple exposed brickwork and red brick string courses. Fenestrations to the building are of timber framed, with windows consisting of a mix of timber double hung with leadlight glazing and timber casement windows with highlight. External doors to the house are of timber. Based on observations during site visits, it is evident that some windows that have been infilled, particularly to the rear section of the north, south and east facades of the building. In addition, it was also observed some non-original window openings, particularly to the rear section of the south façade.

A brick and timber verandah wraps around the ground floor northern section of the house, and consist of brick balustrade, decorated timber posts and fretwork, and terracotta roof tiles with timber battened ceiling. The verandah has a tessellated tiled flooring and concrete steps with slate threads.

Entry into the building is located to the south section of the primary west façade. The entry features tuckpointed brickwork portico with a tuckpointed dark coloured brick archway with a metal French gate. The portico has tessellated tiled flooring, painted concrete steps with painted slate threads. The opening to the side (south) of the portico is enclosed with a timber

framed and glazed panel. Above the main entry, to the first floor is an enclosed balcony with timber shingle cladding, balustrading and non-original frameless sliding windows.

To the rear of the house is a single storey timber extension with metal roofing. The extension comprises timber rafters spanning from the rear east façade to the single storey timber addition. The addition has large timber framed rectangular windows.



Figure 29: Subject site 3 Appian Way, Burwood. Main entry and western boundary masonry fence.



Figure 30: Primary façade of Brianza, and front garden.



Figure 31: Main entry portico to the house, located to the south corner of the western façade.

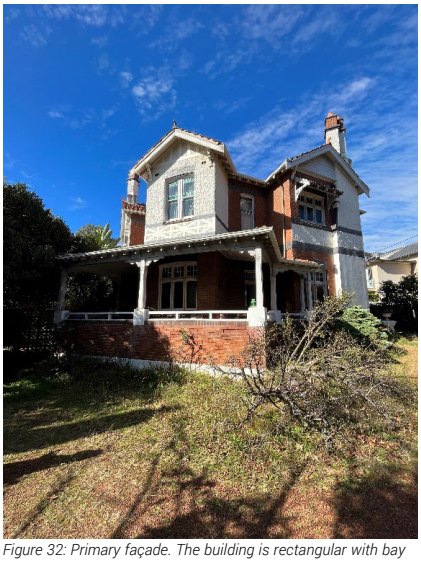

Figure 32: Primary façade. The building is rectangular with bay windows and gabled ends. The building has a combination of façade treatment and finishes. A brick and timber verandah wraps around the north west section of the façade.

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Figure 33: North and east facades. Note the single storey rear extension to the east façade.



Figure 34: Eastern façade with the main brick double storey house and the single storey timber rear extension. Note the earlier window to the brick façade that has been infilled. Early brick arch lintel is evident.



Figure 35: Main entry portico. Southern opening has been enclosed. Also note the enclosed timber verandah to the first floor.



Figure 36: Rear section of the northern façade with the rear single storey extension and swimming pool.



Figure 37: Rear eastern façade with the timber single storey rear extension.

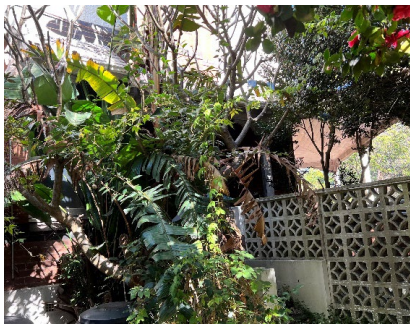

Figure 38: North façade of the house. Concrete ventilation block wall separating the front and rear portion of the site.



Figure 39: View north from the verandah.



Figure 40: Brick and timber verandah, with tessellated tiles, brick and timber balustrading, timber decorated posts and fretwork, and timber battened ceiling.

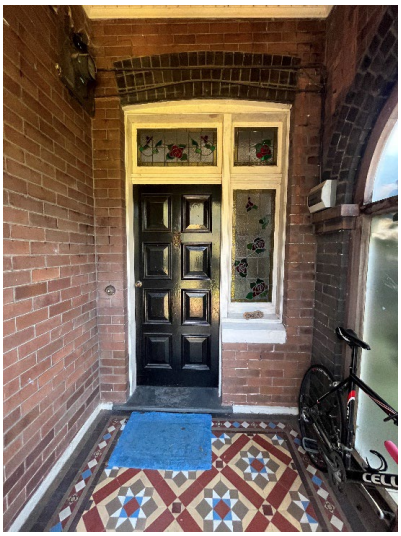

Figure 41: Front entry portico with tessellated tiles, eight panel timber door and framed windows.

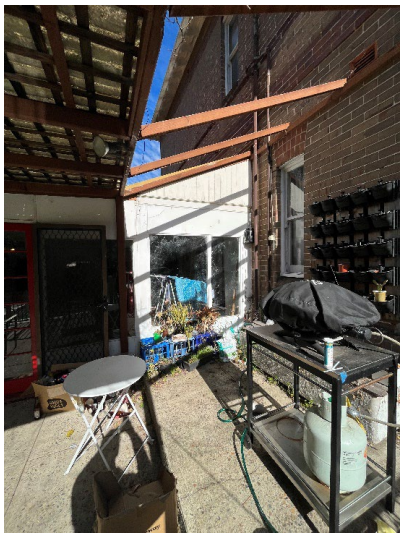

Figure 42: East façade with rear timber single storey rear extension.

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3.3.1 INTERIOR

The building is accessible from the timber door to the primary west façade. The ground floor consists of a main foyer and cloak room, study, dining, lounge, meals, kitchen, bathroom and staircases. A laundry and rumpus room are located to the single storey rear extension. The foyer features linoleum finish over timber flooring, timber skirtings, decorative timber and plaster cornices and plaster ceiling. The main staircase is located within the foyer, a notable feature of the space. The stair is constructed of timber decorative elements such as timber decorative balusters and handrail, newel posts, and bullnose threads. To the side of the staircase is a cloak room, with timber flooring, timber and plastered walls, timber battened ceiling. To the corner of the cloak room is a cast iron and enamel basin.

The main rooms (study, dining and lounge) consist of carpet on timber flooring, timber skirtings, painted plastered walls, decorated plaster cornices and ceilings with plaster ceiling roses. The rooms also contain fireplaces, which feature tiled hearths with hob, marble/ timber fireplace surrounds. Some fireplace registers are missing.

The hallway dividing the front and rear sections on the ground floor is an archway with decorative plaster mouldings and staff moulds. To the rear section of the ground floor is another timber staircase which was once the servant's staircase, located adjacent to the kitchen and dining room. The kitchen and dining also feature linoleum flooring, timber skirting, and painted plastered walls. The dining room has a fireplace with a missing register. The kitchen has a recent fitout, such as joinery, and plastered ceiling with contemporary downlights. Early features of the kitchen that are evident are such as the timber skirting and architraves and a servant's bell call panel located to the doorway between the kitchen and dining. Located under the servant's stairs is a small pantry, and adjacent to the stairs is a bathroom, which appear to have undergone some previous modifications.

The existing single storey extension to the rear of the house consists of linoleum flooring, timber panelled lined walls and contemporary timber doors and windows. Adjacent to the western wall is a section of a brick wall, with timber windows. This brick walls are likely the walls of early laundry, which was modified during the construction of the rear extension. An early doorway is located between the kitchen and laundry, which has been covered up from the kitchen, and externally (laundry area), has been infilled with timber shelving and is used as a cupboard. Other early evidence of this doorway are the arched brick header and threshold, and the early timber door leaf panelling.

The spaces on the first floor consist of five bedrooms, hallway, bathroom and a toilet. The rooms have carpet over timber flooring, timber skirtings, plastered walls with wallpaper finish, plastered cornices, plastered ceilings with ceiling rose, and timber doors and timber framed windows. A balcony is located to the south western corner, and is enclosed with frameless glazing. Early details of the balcony are still evident. There is a large leadlight window to the main stair. Similar to the ground floor, the front and rear section of the house is separated by an archway with decorative plaster mouldings and staff moulds. A toilet and a bathroom are located to the rear section.

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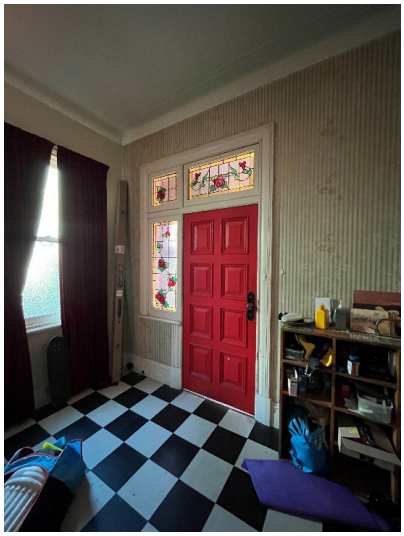

Figure 43: Ground floor front entry door and foyer.

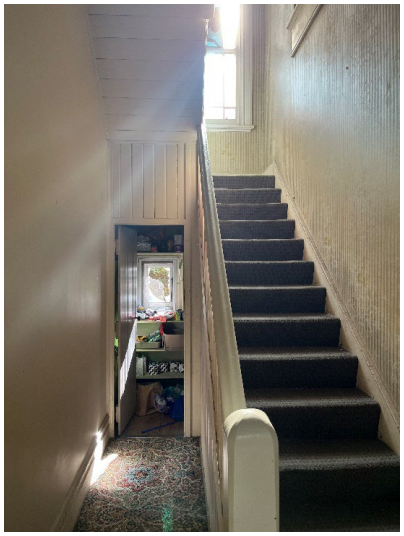

Figure 44: Ground floor timber staircase and pantry to the rear section of the house.

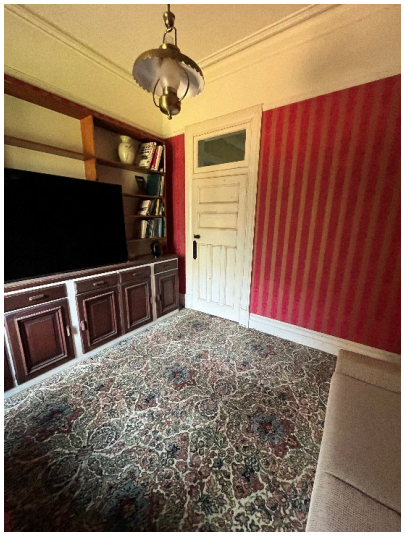

Figure 45: Ground floor front study room.



Figure 46: Ground floor living/ dining room.

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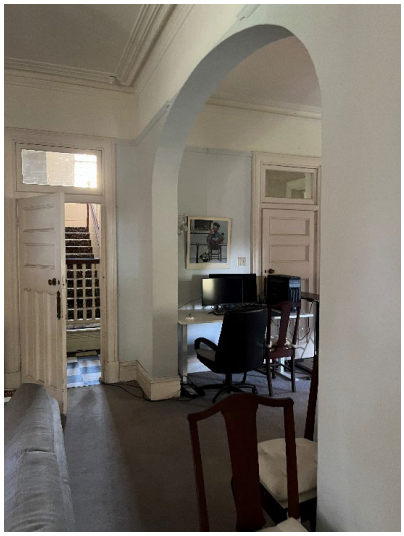

Figure 47: Ground floor lounge room.



Figure 48: Ground floor rear hallway. Timber rear door with stained glass, and doorway to the kitchen.



Figure 49: Ground floor laundry to the rear of the house. Note the cupboard joinery to the right, which was the early doorway that was infilled.

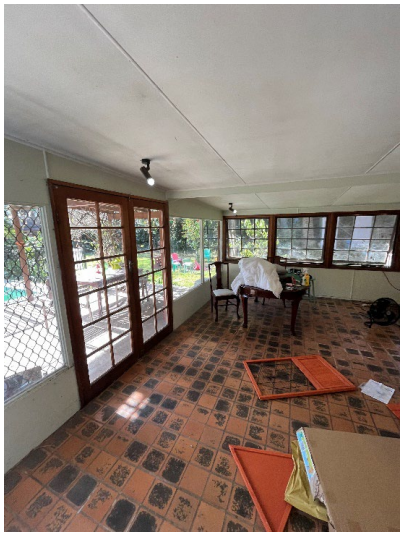

Figure 50: Ground floor rear extension rumpus room. Linoleum flooring, timber panelled walls and ceiling, and contemporary timber doors and windows.

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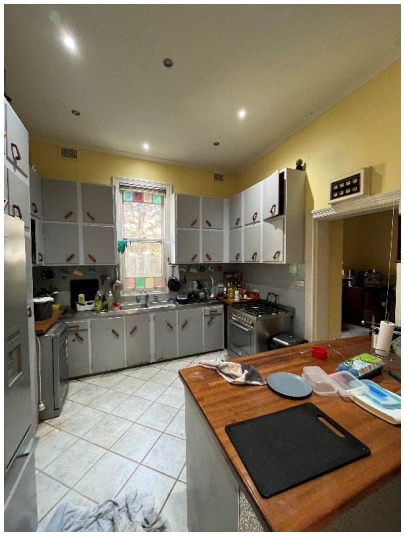

Figure 51: Ground floor kitchen. The kitchen fitout is not original. Note the early servant's bell call panel above the doorway to the meal room.

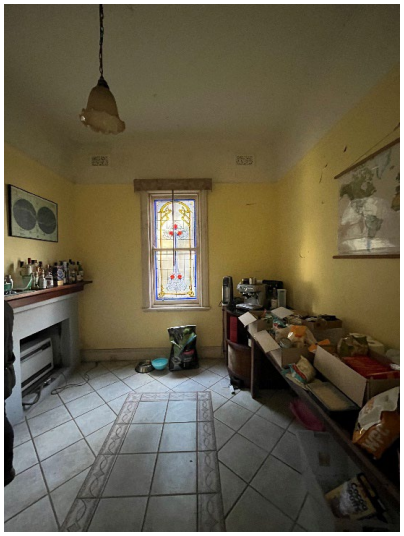

Figure 52: Ground floor meal room located adjacent the kitchen.

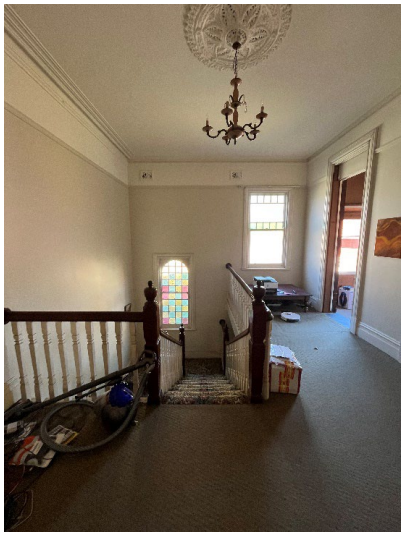

Figure 53: First floor stair hall. Main timber staircase leading from the ground floor foyer.

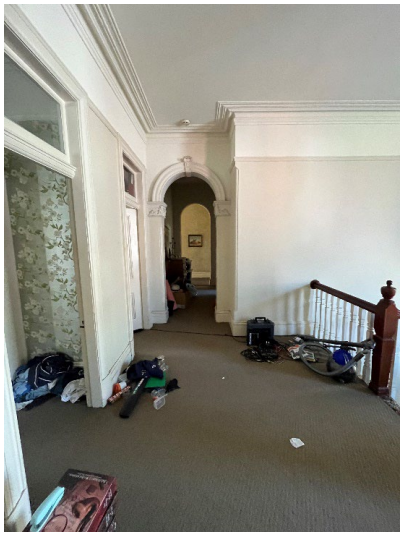

Figure 54: First floor stair hall, view towards the rear of the house.

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Figure 55: First floor enclosed balcony. Early balcony details are still evident.

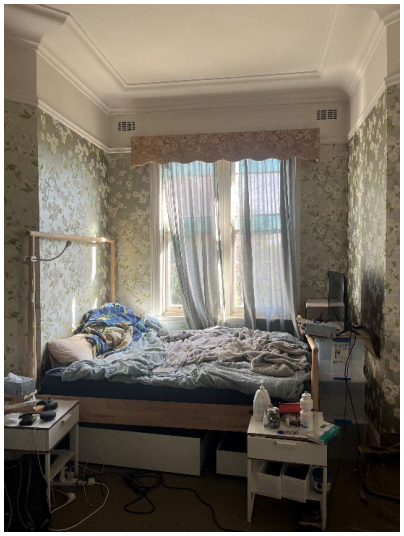

Figure 56: First floor main bedroom.

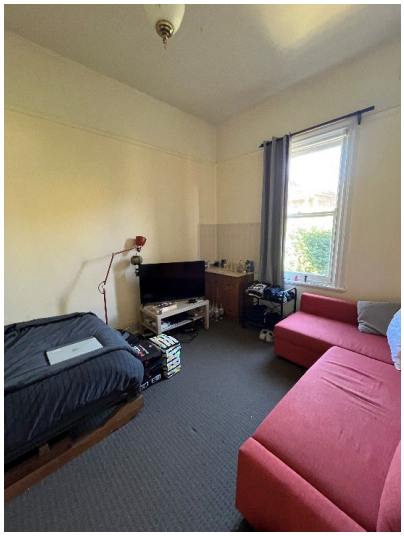

Figure 57: First floor bedroom.



Figure 58: First floor bathroom.

3.4 VIEWS

Primary views of the subject site are those of the front garden and towards the primary facades of the house. Views from the site are of the streetscape, and the surrounding Appian Way Heritage Conservation Area, including views to the central recreational lawn.

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4.0 HERITAGE MANAGEMENT FRAMEWORK

4.1 HERITAGE STATUS

The subject site is listed as a local heritage item, as a grouped listing with other houses within the Appian Way as Federation Houses, item I226 on the *Burwood LEP 2012*. The site is also located within the Appian Way Heritage Conservation Area, C5. The central recreational area is also listed as an item of local heritage significance knowns as Central Reserve Appian Way, and Appian Way – including Club House, trees, picket fence, safety fence and AWRC gate, item I235.

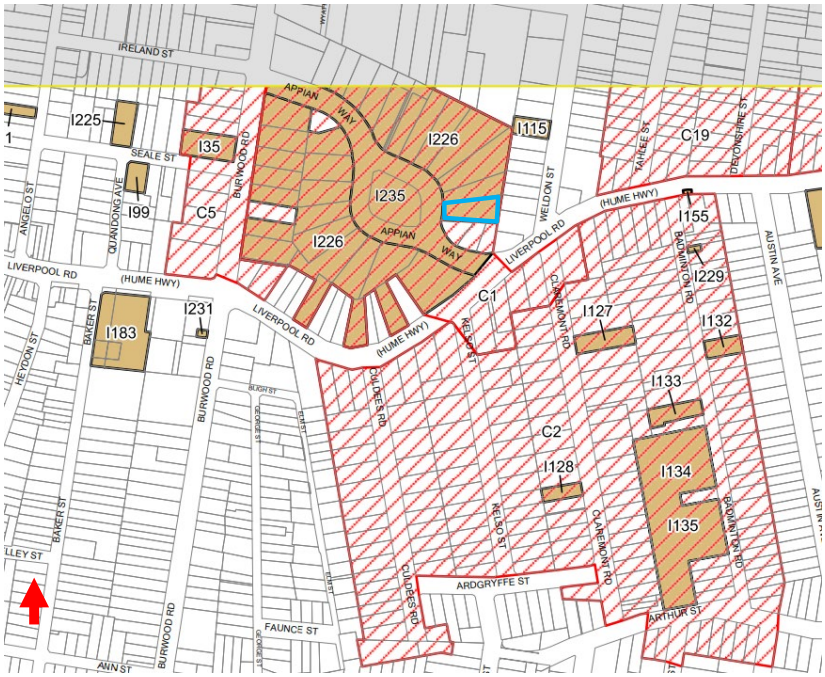

Figure 59: Excerpt from the Burwood LEP 2012 heritage map. Heritage items are shown brown and the heritage conservation areas are hatched red. The subject site is outlined blue. (Source: Burwood LEP 2012, Heritage Map HER_002)

4.2 SIGNIFICANCE OF THE GROUP LISTING 'FEDERATION HOUSES'

The following Statement of Significance of the item, known as Federation Houses, is extracted from the Heritage Assessment report by Burwood Council.

> *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*

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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.

4.3 SIGNIFICANCE OF THE APPIAN WAY PRECINCT

The following Statement of Significance for the residential precinct, known as Appian Way Precinct, is sourced from the NSW State Heritage Inventory, Heritage Item ID 1250265:

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.

4.4 SIGNIFICANCE OF THE APPIAN WAY HERITAGE CONSERVATION AREA

The following Statement of Significance for the Appian Way Heritage Conservation Area is sourced from the Burwood DCP:

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 the 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.

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5.0 THE PROPOSAL

The proposed development, designed by Some Common Place, includes the following:

- Demolition of the existing recent timber single storey rear addition;
- Minor alterations and additions to existing dwelling;
- Construction of a single storey addition to the rear of the site;
- Relocation of the existing swimming pool;
- Construction of carport;
- Removal of existing trees;
- New landscaping

The aim of the proposal is to improve and upgrade the existing amenity.

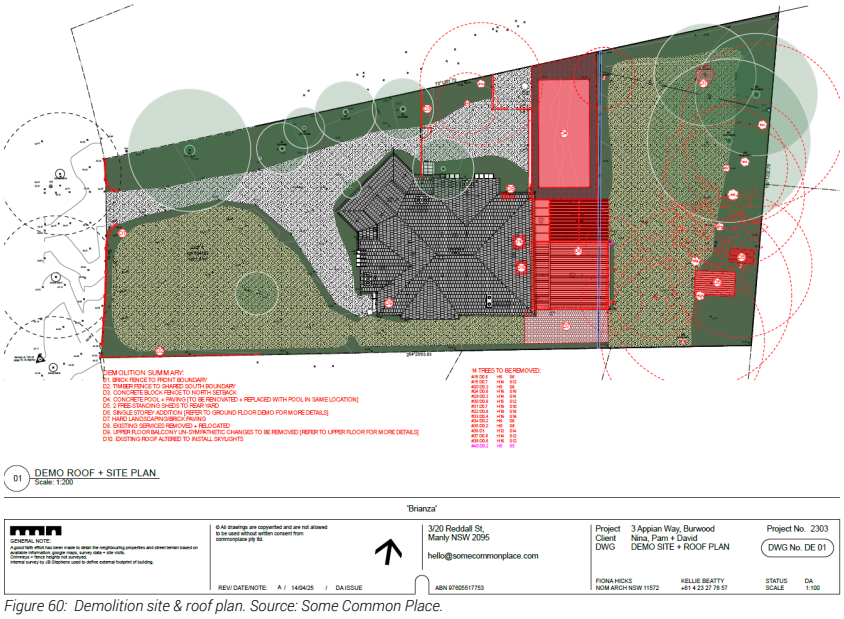

Figure 60: Demolition site & roof plan. Source: Some Common Place.

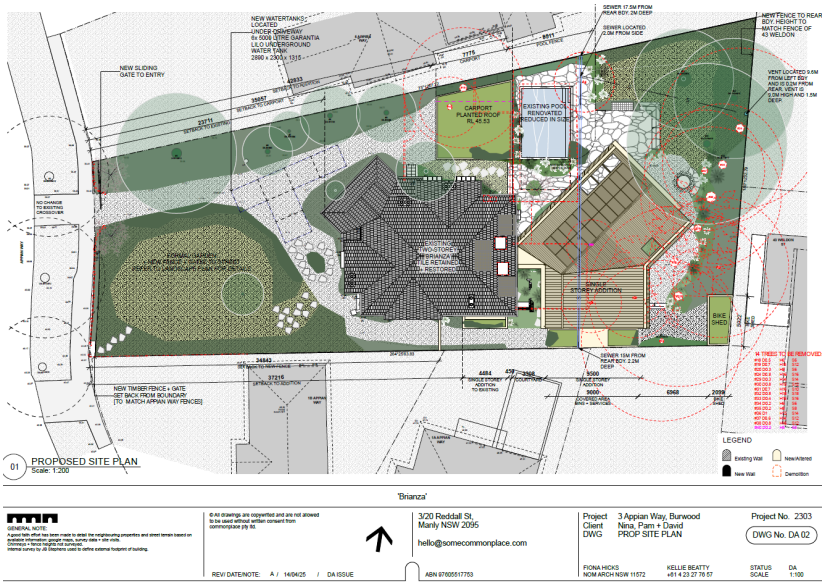

Figure 61: Proposed site plan. Source: Some Common Place.

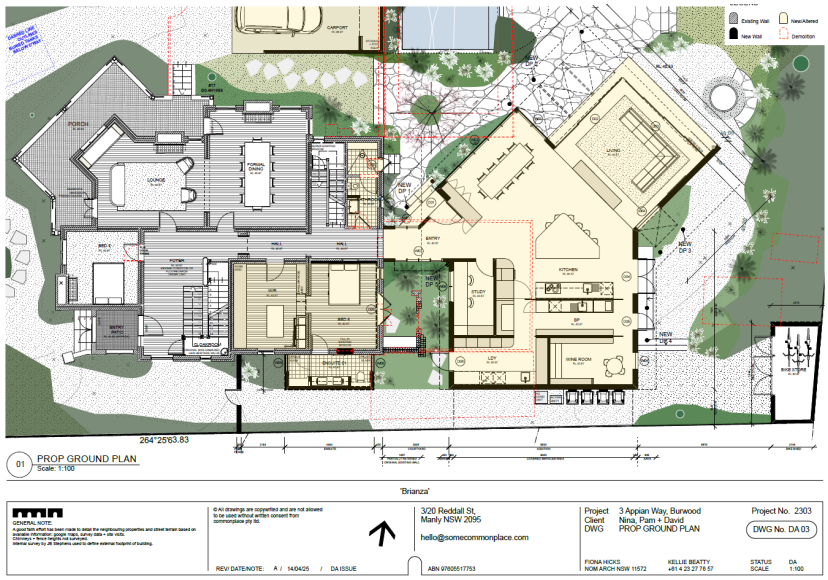

Figure 62: Proposed ground floor plan. Source: Some Common Place.

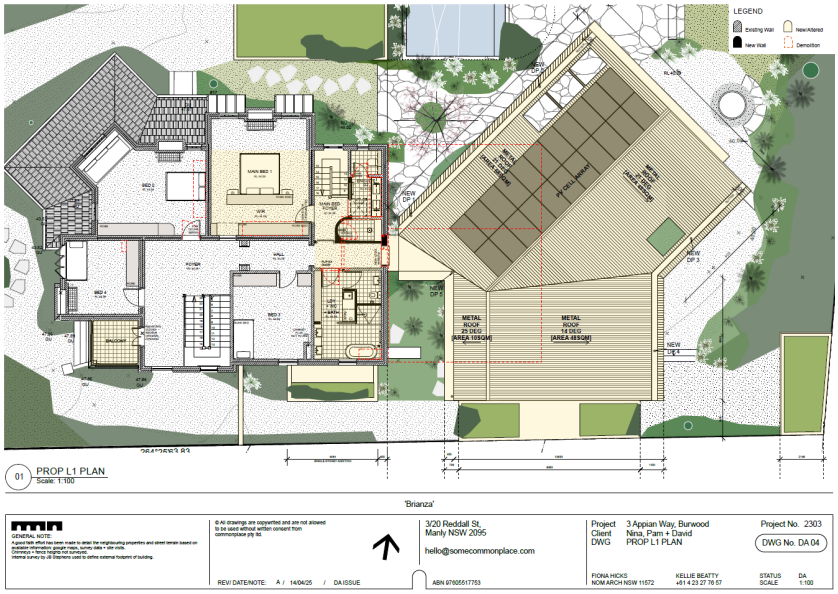

Figure 63: Proposed level 1 plan. Source: Some Common Place.

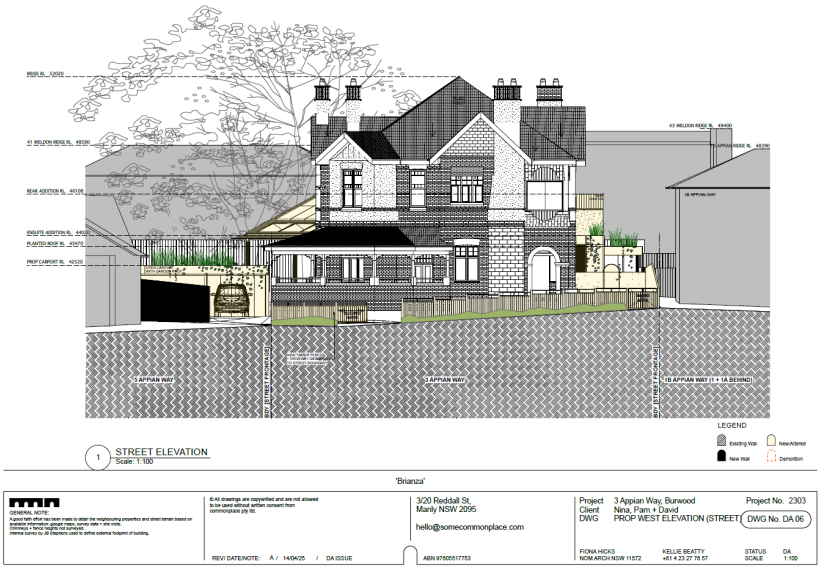

Figure 64: Proposed west elevation (street). Source: Some Common Place.

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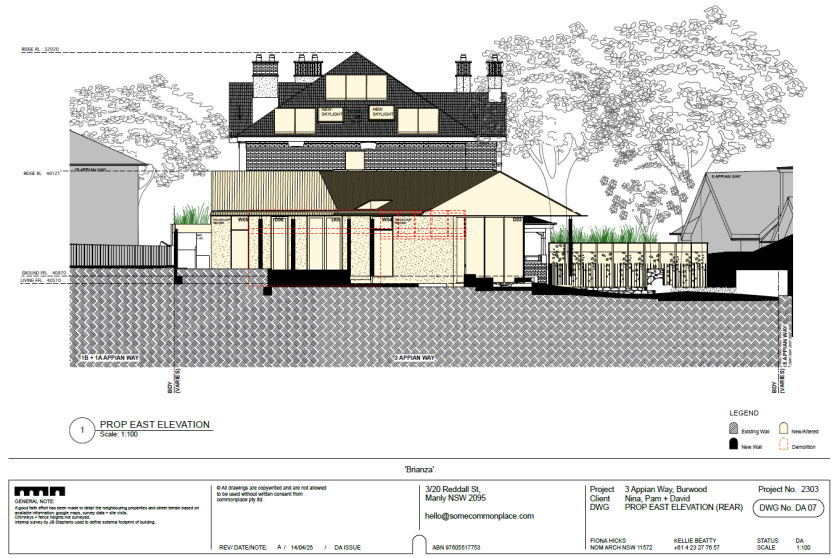

Figure 65: Proposed east elevation (rear). Source: Some Common Place.

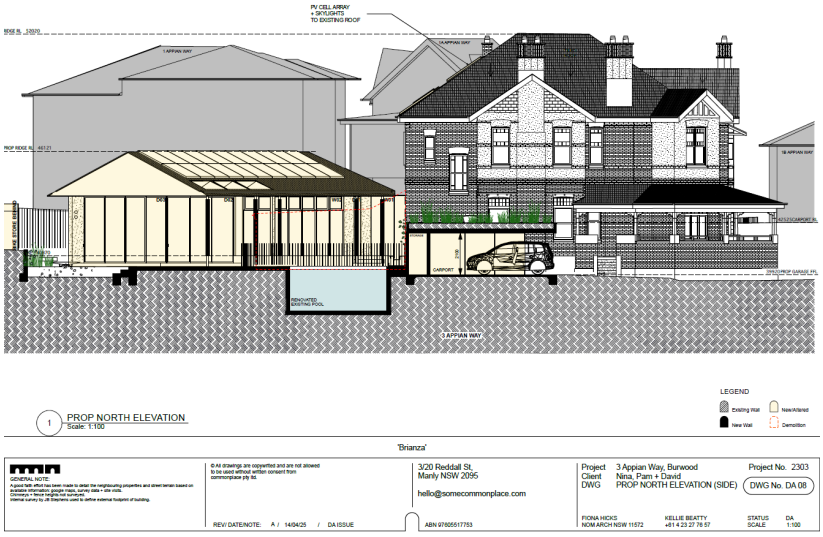

Figure 66: Proposed north elevation (side). Source: Some Common Place.

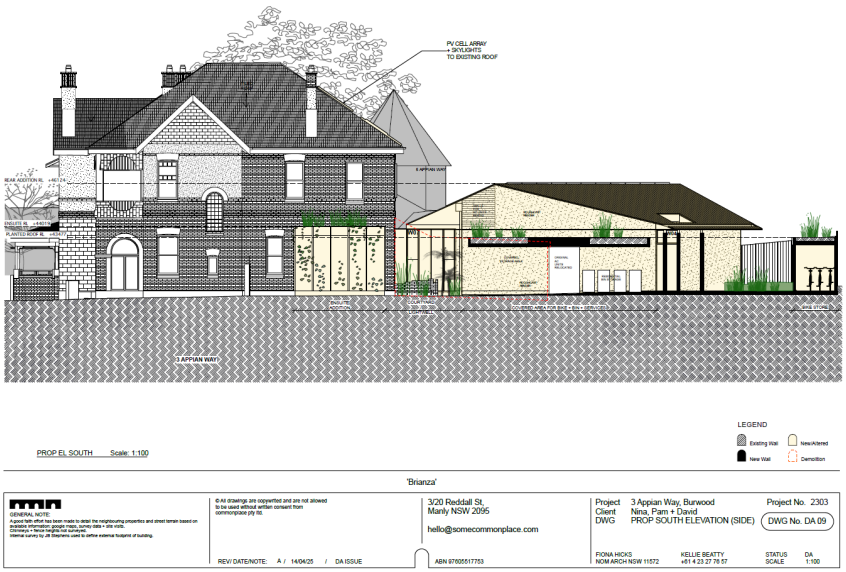

Figure 67: Proposed south elevation (side). Source: Some Common Place.



Figure 68: Render of the proposal. Source: Some Common Place.

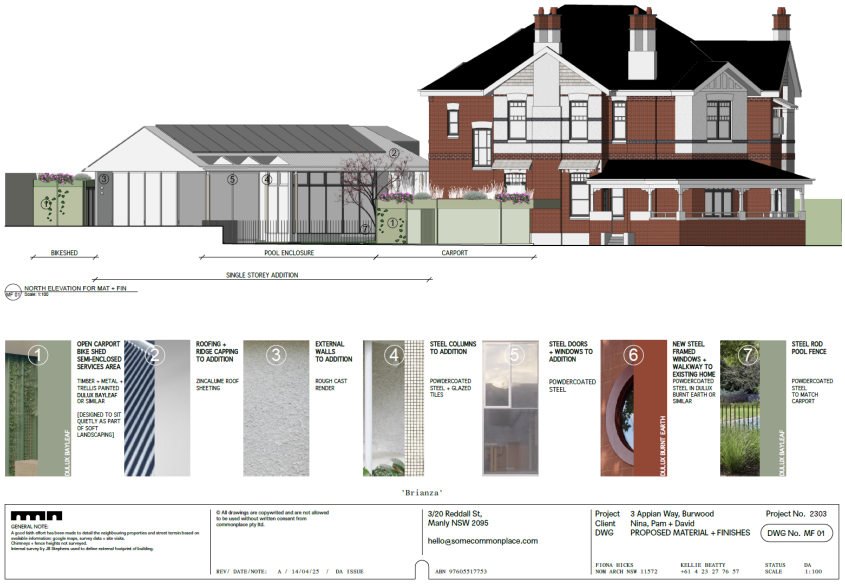

Figure 69: Proposed material & finishes. Source: Some Common Place.



Figure 70: Proposed material & finishes. Source: Some Common Place.

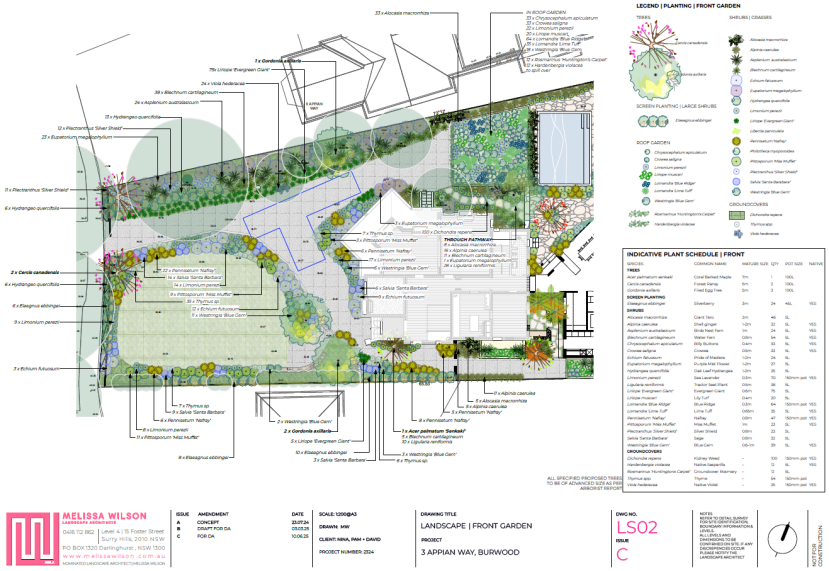

Figure 71: Proposed landscape plan- Front Garden. Source: Melissa Wilson.



Figure 72: Proposed landscape plan- Rear Garden. Source: Melissa Wilson.

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5.1 DOCUMENTATION EVALUATED

The following drawings, prepared by Some Common Place, were reviewed as part of the preparation of this report:

DRAWING NO.	DRAWING TILE	ISSUE	DATE
EX 01	AERIAL PHOTO	A	14/4/25
EX 02	EX SITE PLAN	A	
EX 03	EX GROUND PLAN	A	
EX 04	EX L1 PLAN	A	
EX 05	EX ROOF PLAN	A	
EX 06	EX WEST ELEVATION (STREET)	A	
EX 07	EX EAST ELEVATION (REAR)	A	
EX 08	EX NORTH ELEVATION (SIDE)	A	
EX 09	EX SOUTH ELEVATION (SIDE)	A	
EX 10	EX SECTION AA	A	
EX 11	EX SECTION BB	A	
DE 01	DEMO SITE + ROOF PLAN	A	
DE 02	DEMO GROUND PLAN	A	
DE 03	DEMO L1 PLAN	A	
DA 01	RENDER	A	
DA 02	PROP SITE PLAN	A	
DA 03	PROP GROUND PLAN	A	
DA 04	PROP L1 PLAN	A	
DA 05	PROP ROOF PLAN	A	
DA 06	PROP WEST ELEVATION (STREET)	A	
DA 07	PROP EAST ELEVATION (REAR)	A	
DA 08	PROP NORTH ELEVATION (SIDE)	A	
DA 09	PROP SOUTH ELEVATION (SIDE)	A	
DA 10	PROP SECTION AA	A	
DA 11	PROP SECTION BB	A	
DIA 01	9AM SHADOW DIAGRAM	A	
DIA 02	12PM SHADOW DIAGRAM	A	
DIA 03	3PM SHADOW DIAGRAM	A	
DIA 04	PROP SITE PLAN TURNING CIRCLE	A	
DIA 05	FSR METRICS	A	
MF01	PROPOSED MATERIAL + FINISHES	A	
MF02	PROPOSED MATERIAL + FINISHES	A	
LS01	LANDSCAPE | SITE PLAN	C	10.06.25
LS02	LANDSCAPE | FRONT GARDEN + COURTYARD	C	
LS03	LANDSCAPE | REAR GARDEN	C	
LS04	LANDSCAPE | MOOD BOARD | FRONT GARDEN	C	
LS05	LANDSCAPE | MOOD BOARD | REAR GARDEN	C	
LS06	LANDSCAPE | MOOD BOARD | REAR GARDEN	C	
LS07	LANDSCAPE | PLANT SPECIES | TREES + SCREENING	C	
LS08	LANDSCAPE | PLANT SPECIES | UNDERSTORY	C	
LS09	LANDSCAPE | NOTES	C	
LS10	LANDSCAPE | TYPICAL DETAILS	C	

NBRS

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Burwood Local Environmental Plan (LEP) 2012,* the *Burwood Development Control Plan (DCP)* and the guidelines prepared by Environment and Heritage – Department of Planning and Environment NSW in their document, 'Guidelines for preparing a statement of heritage impact' published in June 2023.

6.2 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out by Environment and Heritage – Department of Planning and Environment NSW in their 'Guidelines for preparing a statement of heritage impact' published in June 2023. The standard format has been adapted to suit the circumstances of this application.

6.2.1 MATTERS FOR CONSIDERATION

The following questions, extracted from the above guidelines and reproduced in italics, are considered in relation to the proposed development in the below table.

Matters for consideration	Summary comments on the proposal
Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?	The proposal involves removal of the later single storey addition to the rear of the house which is positive.
Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?	The proposed addition is located to the rear of the site. The primary dwelling will be retained, with minor alterations proposed to the interior aimed at upgrading and improving existing amenity. The existing facades will be retained and conserved. The existing front portion of the site will be retained as landscaped area, and existing views and vistas to and from the subject site will be retained and conserved.
Are the proposed works part of a broader scope of works?	No broader scope of works associated with this project is known to NBRS.
Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?	No future works associated with this project are known to NBRS.
Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted.	Assessment of impacts on Aboriginal cultural heritage values are outside the scope of this report and services provided by NBRS.

Has the applicant checked if any other approvals of a separate process to evaluate the potential for impacts is required?	This report has been prepared to accompany an application for development approval under the *Environmental Planning and Assessment Act 1979*, to be assessed in accordance with the relevant provisions of the *Burwood LEP 2012*. NBRS is not aware of any additional approval processes which may be relevant to the project and which would be pursued by the applicant if applicable.
Do the proposed works trigger a change of use classification under the National construction code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated?	The house retains its use as a single residential dwelling and does not trigger a change of use under the NCC.
If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?	The relevant requirements of the DCP are considered in Section 6.4 of this report.
Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?	The proposed works will not have an adverse impact to the heritage item, the Appian Way Heritage Conservation Area and the heritage listed items in the vicinity.

6.2.2 ALTERATIONS AND ADDITIONS

- *Do the proposed works comply with Article 22 of The Burra Charter, specifically Practice note article 22 — new work (Australia ICOMOS 2013b)?*
- *Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)?*
- *Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views?*
- *How have the impact of the alterations/additions on the heritage item been minimised?*
- *Are the additions sited on any known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated?*

Comment:

The proposed alterations and additions are focused to the rear of the site. The works involve the demolition of the existing non-original single storey timber rear addition, and the construction of a new single storey addition, with some minor alterations to the interior of the existing dwelling. The aim of the proposal is to improve and upgrade the existing amenity to suit contemporary living standards and demands. The design has been carefully considered with priority given to retain and conserve the significance of the house, landscape and significant built fabric, as well as its contribution to the streetscape and the Appian Way Heritage Conservation Area. The proposed relocation of the non-original swimming pool will be within the similar area of the existing swimming pool, to the rear section of the site. The proposed relocation of the pool will not impact upon the heritage of the item.

A double carport is proposed to the northern section of the site. The existing house does not contain on-site covered vehicular parking, and it is proposed to utilise the northern section of the site for a carport. The design of the carport utilises simple and lightweight materials that are appropriate, with planting to the parapet, design with the intent to soften the visual impact, ensuring the carport is sympathetic to the surroundings, streetscape and any view and vistas.

The proposal includes a single storey addition to the rear. The design and orientation of the rear addition has been carefully considered to minimise visual impact from the streetscape and vantage points. The proposed rear addition is single storey, and the bulk and scale are sympathetic and appropriate to that of the existing double storey dwelling. The addition also adopts a pavilion extension concept, with a distinct link between the existing and proposed building, which is appropriate in ensuring the new development is separated from the existing dwelling, ensuring its heritage significance can be interpreted. Other minor additions to the rear of the site include a bike shed, and bin area, which are not directly visible from the streetscape.

The proposed alterations and additions to the existing main dwelling are minimal, and mostly located towards the rear section of the house. On the ground floor, the works will involve alterations to the existing kitchen with non-original fitout, converting it to a bedroom. Significant features of the space will be retained, such as early joinery to openings, fireplace and the early bell call. The existing cupboard, which was the early door linking the former kitchen to the former laundry to the rear will be opened up and reactivated. The door will be slightly widened, however the early brick header will be retained, which is positive in ensuring the early opening is interpreted. The existing early brick walls forming the early laundry will be retained and interpreted. On the first floor, the existing bathroom to the rear will be removed to allow for new ensuite, bathroom and laundry to both sides of the hallway. A new window to the east façade will be inserted, and the design of the new window will be articulated using steel framing and inserted lower than the existing window, to ensure the new window is distinguishable from the existing timber windows, which is an acceptable heritage approach.

The proposed addition will utilise contemporary materials and finishes that are lightweight and complement the existing building, ensuring the proposed rear addition can be clearly identifiable as new. These contemporary materials to the new rear addition, as demonstrated in the external material and finishes schedule are such as corrugated metal roofing, painted rough cast render, glazed tiles to steel columns, and powder coated steel framed windows. Further the proposed carport, bike shed and services area will be of painted timber and metal, with proposed planting to soften the visual impact of these structures, contributing as part of the soft landscaping. The existing building will be repaired and restored to match the existing.

Generally, the existing spatial configuration of the house is retained, and will be conserved. Other minor alterations and additions to the existing dwelling include the addition of skylights to the rear roof plane, and an extension to the south rear section of the dwelling, to the new bedroom (former kitchen). The proposed extension to the south is minimal and will not result in significant impact to the streetscape, views and the overall significance of the item.

NBRS

6.2.3 NEW LANDSCAPE WORKS AND FEATURES

- *How has the impact on the heritage significance of the existing landscape been minimised?*
- *Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?*
- *Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?*
- *Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?*
- *Do the proposed works impact views to, from and within adjacent heritage items?*

Comment:
The proposed landscaping has been carefully considered and responds to the importance of the garden setting as part of the significance of the item, and the residential precinct. The proposed garden retains the existing landscaped area, lawns, curved paths and driveway. The proposed trees to the front of the site, and around the house are a combination of shrubs and trees, which are arranged in a semi-formal manner, with serpentine pathways and garden beds around the perimeter of the footprint of the house. The proposed planting to the rear of the site adopts a more informal approach, with existing trees and proposed shrubs to the eastern setback of the site.

The proposed front boundary fence will be of a low timber paling fence. The style and design is simple and complementary to that to the surrounding streetscape.

The overall proposed landscaping to the site is appropriate and acceptable from a heritage perspective.

6.2.4 TREE REMOVAL OR REPLACEMENT

- *Does the tree proposed to be removed contribute to the heritage significance of the heritage item?*
- *Why is the tree being removed?*
- *Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented?*
- *Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item?*
- *Is the tree being replaced? Where will it be replaced and with what species? Why?*

Comment:
An arborist report has been prepared by L&Co to assess the existing trees on the site. The report includes tree protection measures to protect and mitigate the likely negative impacts to the existing trees as a result from the proposed works on the site. Some existing trees are proposed to be removed, particularly to the rear of the site to allow for the new single storey addition to the rear. From a heritage perspective, the proposed tree removal is acceptable as the existing streetscape will not be significantly impacted by the removal of existing trees. The existing early landscape configuration such as the front gardens and paths will be retained.

NBRS

6.2.5 WORKS ADJACENT TO A HERITAGE ITEM OR WITHIN A HERITAGE CONSERVATION AREA

- *Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?*
- *Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?*
- *Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?*

Comment:
The proposed alterations and additions have been carefully considered and adopts an approach that is respectful of the heritage significance of the item and surrounding precinct. The proposed design prioritises retention of existing form, spatial configuration and heritage fabric of the existing dwelling, with the new addition located to the rear section of the site. The overall form, bulk, scale and the choices of materials and finishes of the new development is sympathetic and complements the style of the existing building. As the new addition is located to the rear of the site, the heritage impact of the development on the streetscape and the immediate precinct is minor and not directly visible. Visual impacts arising from the proposed addition are further minimised by the proposed landscaping and planting. Views to and from the property, particularly to and from the central recreational lawn area, which is also a heritage listed item, will be retained and conserved.

The overall heritage impact resulting from the proposed development is acceptable. The design has been carefully considered, and heritage impacts have been mitigated to ensure the existing double storey dwelling of the subject site retains its prominence and contribution to the grouped listing within the Appian Way precinct. There will be no significant heritage impact to the heritage item, the Appian Way Heritage Conservation Area or the other heritage listed items in the vicinity.

6.3 HERITAGE OBJECTIVES OF THE *BURWOOD LEP 2012*

The proposed development is acceptable, from a heritage perspective, for the following reasons:

- Retains and conserves the built form, character and style of the existing building on the site, and the significance of the grouped listing.
- Retains views to and from the subject site.
- There will be no adverse heritage impact on the established heritage significance of the Appian Way Heritage Conservation Area.
- There will be no change to the appreciation or interpretation of the group listing of the houses known as Federation Houses, Item 226 on the *Burwood LEP 2012*

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Burwood LEP 2012,* which are:

> *5.10 Heritage conservation*
> *(1) Objectives*
> *The objectives of this clause are as follows:*
> *(a) to conserve the environmental heritage of Burwood,*
> *(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views*

NBRS

6.4 HERITAGE GUIDELINES OF THE *BURWOOD DCP*

The *Burwood DCP* supports the *Burwood LEP 2012* by providing additional objectives and development standards for heritage listed properties, properties within Heritage Conservation Areas and properties within special residential precincts.

6.4.1 GENERAL HERITAGE PROVISIONS

The proposed development is generally consistent with the objectives of the Burwood *DCP* that relate to heritage and are set out in the following DCP Sections;

4.7 Heritage in Residential Precinct

6.4.2 HERITAGE CONSERVATION AREA

The subject property is located within the Appian Way Special Residential Precinct, for which the *Burwood DCP* contains the following Locality Statement and Principles:

4.8 Special Residential Precincts
4.8.1 Appian Way

Comment:
The proposal has taken into consideration the guidelines in the Appian Way Special Residential Precinct, Section 4.8.1 of Burwood DCP, and has been carefully considered to ensure the significance of the heritage item and the Appian Way Heritage Conservation Area are conserved. The proposed development prioritises retention of the existing dwelling, with minimal alterations to the existing heritage fabric, utilising areas that have been previously altered as opportunity for new work. The proposed single storey addition is located to the rear of the site, adopting a pavilion extension style built form, with a design, materials and finishes that are sympathetic and contemporary that complement the existing building. The new addition, including the carport and minor extension to the south setback are appropriate, sympathetic and not directly visible from the streetscape. The proposed landscape design features a semi-formal garden, with planting and paths that are appropriate to the setting of the site and the immediate precinct. Overall, the proposal satisfies the objectives of the Appian Way Special Residential Precinct.

NBRS

7.0 RECOMMENDATIONS AND CONCLUSION

7.1 RECOMMENDATIONS

To mitigate any potential heritage impacts from the proposal, we make the following recommendations:

R1 – All work must be carried out by suitably qualified tradespeople with practical experience in conservation and restoration of similar structures, materials and methods.

R2 - A Photographic Archival Recording of the building should be carried out prior to construction.

R3 - All fabric and features to be retained by the proposal must be properly protected during the process of demolition and construction. The heritage consultant should be notified if any damage occurs, and should be repaired to match existing.

R4 - A detailed Schedule of Conservation Works should be prepared and submitted to council prior to the commencement of work. The Schedule of Conservation Works is to be supported by specifications, methodologies, drawings and details.

7.2 CONCLUSION

The proposed alterations and additions to of the property at 3 Appian Way, Burwood, will have an acceptable impact on the heritage significance of the item, the Appian Way Heritage Conservation Area, and the items in the vicinity of the site.

The design of the proposal has been carefully considered and is appropriate with the existing building, and its immediate context. The new elements are sympathetic, and visually recessive from the streetscape.

All existing views to and from the site and heritage items in the vicinity, and the character of Appian Way Heritage Conservation Area will be retained and conserved.

The proposed alterations and additions are consistent with the heritage objectives of the *Burwood LEP 2012* and the *Burwood DCP*. In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.

NBRS
Samantha Polkinghorne

NBRS

15 January 2026

Burwood Council
2 Conder Street,
Burwood NSW 2134

Attention: Hannah Lawes – Development Assessment Planner

Dear Hannah,

RE: 3 Appian Way, Burwood - Response to Heritage Matters
Burwood Council Request for Further Information DA 78.2025

This letter has been prepared to respond to heritage comments raised in Burwood Council's letter dated 27/11/2025 regarding Development Application (DA) 78.2025 for proposed alterations and additions to 3 Appian Way, Burwood.

The following commentary provides NBRS heritage response to each item under the Heritage section of Council's letter.

This letter is to be read in conjunction with the architectural drawings, issue C dated 15/01/2026 prepared by Commonplace.

HERITAGE

Burwood Council

1. *A reduction in the scale of the rear extension, specifically the southern side, so that the extension sits behind the main building. In line with BDCP 2013 4.8.1 O7, new development is to be sympathetic to the building and/or Conservation Area in terms of siting, form, massing, articulation and detail composition. The rear extension should sit behind the main building form and not be visible in the streetscape. A reduction in the scale of this element is sought so that the existing building lines are followed.*

NBRS Comment

We appreciate that locating the main form of any proposal behind an existing building form is considered good heritage practice to avoid obstructing, diminishing or detracting from an appreciation of the historic building. In this instance the house is oriented on the irregularly shaped block in such a way as to clearly read as the primary building on the site, this, combined with mature boundary plantings, the position of the swimming pool, the proposed car port and the depth of the block, results in any views of the proposed rear addition being minimal with the addition clearly reading as a secondary, subservient element.

NBRS & PARTNERS PTY LTD
ABN 16 002 247 565
Nom. Architect: Andrew Duffin – NSW 5602
4 Glen Street, Milsons Point NSW 2061 Australia
nbrs.com.au | architects@nbrs.com.au
p. +61 2 9922 2344



Figure 1: Existing irregular allotment, resulting in a reduced street frontage. (Source: Sixmaps)

Therefore, the proposed rear addition is acceptable from a heritage perspective for the following reasons:

a. The addition is located to the rear section of the site;
b. The rear addition is in the form of a single storey structure located behind the existing double storey house, which does not overwhelm or detract from the existing building;
c. The rear addition is substantially obscured in views from the street by the existing dwelling, the existing mature boundary tree plantings, and the proposed carport.
d. Views of the rear of the site are not easily accessed from the street due to the narrow street frontage and the depth of the block.
e. The design adopts a pavilion style rear addition with a link from the rear section of the main house to the new single storey addition. This forms a clear separation between the heritage fabric and the contemporary addition to the rear and minimises impact to significant heritage fabric. This considered relationship can best be viewed from the rear of the property as it is generally obscured from the street.
f. The planted roof over the side setback of the service area has been deleted in the latest drawings (Issue C). This further reduces the visual bulk and scale and potential visual impacts to the streetscape.

For the above reasons, the design approach to the proposed rear addition is sympathetic to the significance of the existing house and conservation area and will ensure that the heritage significance of the double storey main house remains legible and will retain its contribution to the streetscape.

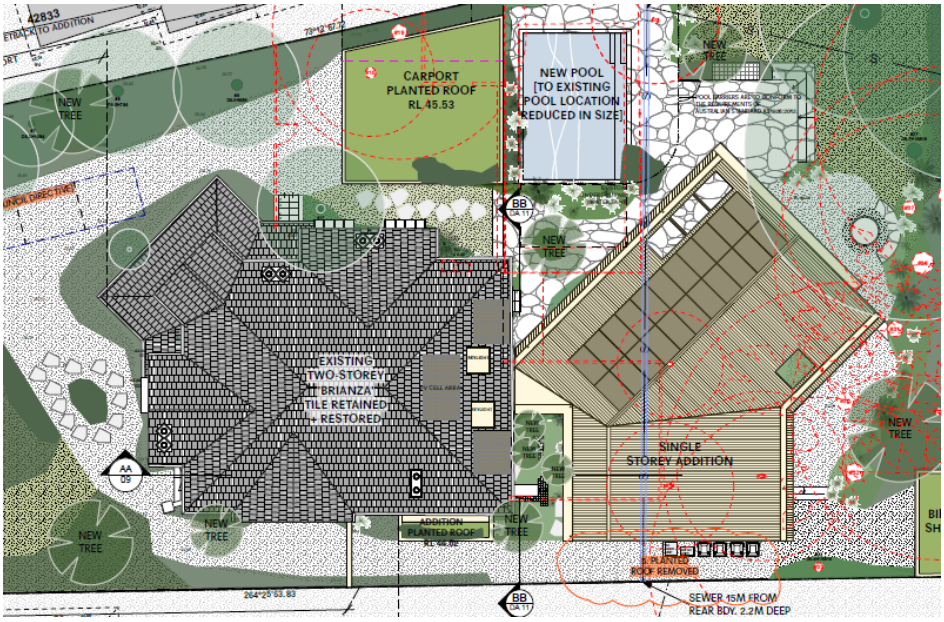


Figure 2: Roof plan showing pavilion style rear addition with link, demonstrating that only a portion of the rear addition protrudes further north of the existing building, at the same time lying away from the existing building form.



Figure 3: Perspective view of subject site from streetscape. Note the prominence of the main house is retained and the rear addition is not readily visible from this street view. The timber picket fence proposed in this image is sympathetic to both the charcater of the historic house and to the wider conservation area.

Burwood Council

2. *Retention of the existing pattern of fenestration to the side elevations, including the deletion of the ensuite. BDCP 2013 4.8.1 P5 states that alterations and additions shall be designed to complement the style of the existing dwelling and setting, and not detract from the original and/or existing relationship of the building or works to the street. The removal of an original window, the creation of new openings in the side elevation and the ensuite extension to the side of the building are not supported on heritage grounds. This addition would result in the removal of an original window and the ensuite would be visible in the streetscape. The form of the main portion of the residence is to be retained and the ensuite accommodated within the building.*

NBRS Comment

To clarify, the existing window will be retained, as demonstrated in the updated drawings (Issue C), and extracted below in Figure 4.

The addition is minor, and contemporary in character. It does not distort an appreciation of the original scale, form or detail of the residence, whilst providing a contemporary level of amenity for a house of this size.

The proposed ensuite extension to the existing house:

a. Is sympathetically located to the rear section of the existing building, and involve a small addition to the side.
b. The design is of a lightweight construction, ensuring the new work is clearly identifiable. The full height glazing and proposed roof planting further reduce the visual bulk and scale of the ensuite extension.
c. The ensuite extension is further obscured by the existing fence to the west, and planting to the front of section the house.
d. The minor addition will be contemporary in character, and so not diminish an appreciation of the original architectural character of the residence.

The proposed ensuite extension design is appropriate from a heritage perspective, ensuring the heritage significance of the main house can still be easily identifiable and contribute to the distinctive the streetscape.

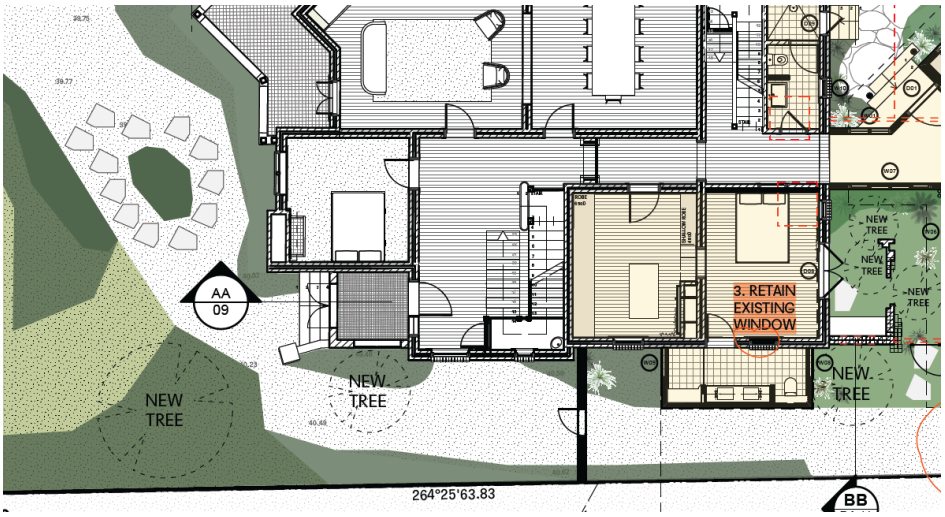


Figure 4: Proposed ensuite extension includes the retention of the existing window.

Burwood Council

3. In line with BDCP 2013, the proposed number of skylights is to be reduced to one per roof slope.

NBRS Comment

The proposed skylights:

a. Are sympathetically located to the rear roof plane of the main house, and not visible from the streetscape.
b. No skylights are proposed to the other roof planes on the main house building.
c. The proposed skylights satisfy the objectives in BDCP Section 4.8.1.

For these reasons the proposed carefully located skylights are acceptable, as they do not adversely affect the appreciation of the character of the dwelling, nor its ability to contribute to the charcater of the conservation area and distinctive streetscape.

Burwood Council

4. Use of the existing arch to the rear elevation at first floor level for the new window. Steel windows are not to be utilized in the main portion of the building. The new window to the rear elevation at first floor level should utilize the remnants of an existing window opening and should be a timber window not a steel window.

NBRS Comment

The existing timber double hung window to the rear façade:

a. Will be retained and conserved.
b. A new window is proposed adjacent to the existing timber double hung window.
c. The new window is proposed to be of a contemporary design (sashless timber framed) to ensure it can be clearly identifiable and interpreted as new.

The proposed window to the rear façade on the first floor is minimal, faces away from the streetscape and has been designed to sit alongside the existing window, reading as a cohesive element.

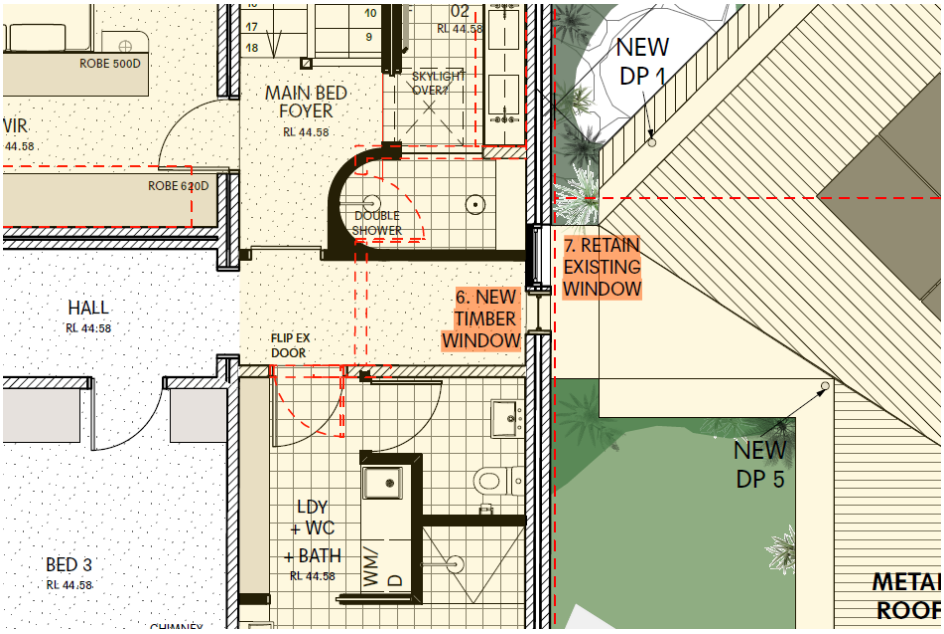


Figure 5: Proposed level 1 plan. Note the existing timber window will be retained with a new timber window proposed adjacent.

Burwood Council

5. *The PV cells should be restricted to the rear extension and not employed on the existing tile roof, as the installation may increase the risk of leaks.*

NBRS Comment

Based on the shadow diagram submitted in the DA, it demonstrates that the northern roof plane of the main building would be the preferred location for PV cells. However, this will result in an adverse heritage impact, particularly to the streetscape, heritage conservation area (HCA) and the heritage item. The proposed alternative location is a result of careful consideration to avoid impact to the streetscape and the surrounding HCA.

The proposed PV location has an acceptable heritage impact for the following reasons:

a. Installation of the panels is limited to the rear roof plane of the main house and the roof of the single storey addition.
b. Located at a sympathetic location, and are not visible from the streetscape.
c. The legibility of the main house and its presentation to the streetscape will be retained.

The proposed PV location has been carefully considered and will not impact the streetscape, the HCA or the heritage item.

Burwood Council

6. *The location of the OSD tanks in front of the residence is not supported. The new works should be confined to the rear of the property., in the vicinity of the swimming pool.*

NBRS Comment

The proposed OSD tank will be underground. There will be no impact to the streetscape, HCA and the heritage item. The tank will not be constructed within the footprint of the house, nor will it adversely impact any aspect of the existing garden.

Burwood Council

7. *Retention of mature trees to the rear of the site. The landscape report does not indicate if the mature trees proposed for removal date from the key date range of the conservation area.*

NBRS Comment

Based on the historical aerial photographs, and review done together with the arborist and the landscape architect, we were unable to identify mature trees in relation to the date range of the conservation area.

However, based on the summary from arborist report, we understand that majority of the trees proposed for removal are 'priority for removal' and 'considered for removal.

The proposed landscaping is acceptable from a heritage perspective based on the following reasons:

a. Existing trees proposed for removal will be replaced with other mature trees in a similar location;
b. The proposed landscape design corresponds to the mixed style garden setting of a Federation style garden, which is a distinct characteristic of the garden setting within the Appian Way precinct;
c. The proposed landscape design retains the main features of the existing garden configuration.

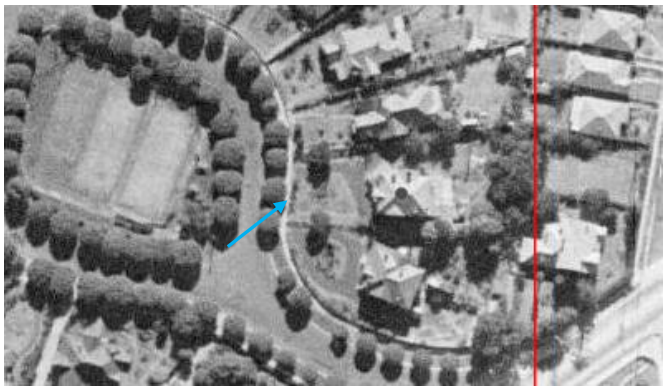


Figure 6: 1943 aerial photograph.



Figure 7: 1955 aerial photograph.



Figure 8: 1971 aerial photograph.



Figure 9: 1975 aerial photograph.

NBRS



Figure 10: 1982 aerial photograph.



Figure 11: 1986 aerial photograph.



Figure 12: 1998 aerial photograph.

Burwood Council

8. *Insufficient detail has been provided in regards to the proposed front fence. Council requires at minimum elevations and proposed materials for any fencing. Any proposed fencing should correspond to the fencing of the adjacent heritage item (No.5 Appian Way) and the Appian Way in general.*

NBRS Comment

The proposed fencing is to be a low height painted timber picket fence. The design of the fencing follows that of the verandah balustrading detail (Figure 17) of the main house, which is also sympathetic, consistent and in keeping with that of the surrounding properties within the HCA. The proposed fencing complements the design of no.5 Appian Way in its scale and materiality, and the rest of the precinct as demonstrated by the photographic study below.

We recommend that a condition of consent be included that requires the detailed design of the fence be submitted to the consent authority for approval as part of the construction certificate.



Figure 13: Section Timber picket fence to nos. 5 and 7 Appian Way. Subject site no. 3 Appian Way to the right.



Figure 14: Timber picket fence to no. 2 Appian Way.



Figure 15: Timber picket fence to no. 25 Appian Way.



Figure 16: Proposed timber picket fence to the subject site.



Figure 17: Existing timber balustrading to the ground floor verandah of the main house of the subject site.

Should you require further information, please contact the undersigned.

Yours sincerely,

NBRS
Krystal Pua
Associate

MELISSA WILSON
LANDSCAPE ARCHITECTS

15 January 2026

Hannah Lawes | Development Assessment Planner
Burwood Council

Project: 3 Appian Way Burwood

See below, Burwood Council comments and MWLA response.

COUNCIL COMMENT
A heritage impact assessment has been undertaken for the proposal. The extent of landscaping change to the main portion of the dwelling is not supported, as the proposed alterations do not contribute to the conservation of the form, character, or detailing of this local heritage item.

A) Response

- Heritage understanding: There were three distinct types of gardens: geometric or formal, informal or natural, and mixed – a combination of the two styles. The gardens at 3 Appian Way appear to have the qualities of a **"mixed garden".**

  1. Formal Garden characteristics:
     - Flowerbeds and borders of geometric, straight-lined, angular and circular shapes cut out on turf or gravel and in scale with both the house and the garden generally.
     - The garden was divided into 'rooms' using fences, trellises, walls, pergolas, or hedges
     - The path features prominently in the garden layout
     - A rosery was an essential element in the garden
     - Topiary and box-hedging were common features of the formal style as well

  2. Informal Garden characteristics:
     - Sought to imitate nature
     - Trees and shrubs were planted close to the house and used to frame the building
     - Enclosure was important but it was more important to allow sections of the garden to flow into one another – hedges were only used to provide a boundary for things such as tennis courts
     - Spaces were irregular or asymmetrical in shape and natural groupings of plants were used
     - Lawns typically had curving forms and paths were arranged in curved shapes and were made to be as inconspicuous as possible
     - All other features of the garden such as beds, borders, and pools were curved
     - Rustic elements such as rockeries or rooteries were incorporated into the garden
     - The natural shape of the plant was allowed to flow while still being clipped to ensure a 'clean' look

  3. Mixed Garden characteristics:
     - Aimed to create a juxtaposition between manmade landscaping and naturalism within the garden
     - Garden beds and paths were laid out in the formal style which was offset by the S-shaped main path, curved lawn bedding, specimen trees, vine-covered boundary fences and planting close to the house

MELISSA WILSON
LANDSCAPE ARCHITECTS

- Design Philosophy:
  - Front Garden: The original garden has the form of a "mixed garden" typology, with what look to be the remnants of boundary hedge planting, a rose garden and framed lawn space.

    The proposed garden design maintains the current structure with its sweeping driveway and entry path, circular lawn with a mixed planting border along the edge creating a classic garden room. Mixed garden beds are also located down the northern boundary, framing the driveway and around the base of the house.

    As with many Federation gardens the existing front garden contains rose bushes, but given Sydney's climate, it is incredibly difficult to maintain a healthy rose garden and as such, has been replaced with the mixed planting border as mentioned previously.

    Formal hedge planting along the Southern boundary and front boundary creates privacy and reinforces the idea of the garden room. The existing established *Camellia sasanqua* will be retained to form part of this privacy planting.

    A small gate that is no longer used due to the overgrown nature of the garden will be reinstated as a pedestrian access point from the street, reinforcing the original intent for the garden.

  - Rear Garden: Proposed garden spaces in the rear follow the "mixed garden" philosophy of manmade landscape spaces, juxtaposed with naturalistic garden beds.

    Paved areas around the pool and outdoor dining space lead down to an informal lawn space that is centred around Tree 22, *Murraya paniculata*.

    The lawn space flows through to smaller garden rooms separated by mixed planting beds. Mixed planting beds are woven through the entire rear garden. While some of the plant species are larger woody shrubs the palette around the pool remains soft-leafed and non-climbable.

- Details of strategy
  - Materials: The proposed garden design includes a mix of sandstone paving for the main entertaining and pool areas, with lawn areas consistent with the gardens current form, gravel paths and smaller garden spaces as a permeable material for shadier, less trafficked areas, all of which are consistent with the current material palette and that of a Federation garden.

  - Planting Character: Initial site visits revealed that the gardens were overgrown with shrubs and weeds. Some of the plant species existing within the current garden that we have used in the new scheme and compliment the Federation style include:
    - *Alpinia sp.*
    - *Aspidistra* – while this exists in the current garden we have specified *Curculigio capitulate* which is a very similar plant and can be difficult to tell apart.
    - *Asplenium australasicum*
    - *Camellia species*
    - *Hydrangea species*

MELISSA WILSON
LANDSCAPE ARCHITECTS

- New plant species additions, in keeping with the Federation style, will include a mix of classic plants including:
  - Trees:
    - *Acer palmatum 'Senkaki'*
    - *Cercis canadensis*
    - *Gordonia axillaris*
  - Shrubs:
    - *Gordonia axillaris*
    - *Asplenium australasicum*
    - *Echium fatuosum*
    - *Eupatorium megalophyllum*
    - *Hydrangea quercifolia*
    - *Limonium perezii*
    - *Liriope 'Evergreen Giant'*
    - *Liriope muscari*
    - *Salvia 'Santa Barbara'*

COUNCIL COMMENT
All vegetation on the property should be subject to further review. None of the vegetation qualifies for automatic exemption, and each specimen should be reassessed in light of the site's heritage value, as the retention value of the trees is likely to be greater than initially determined. A review of the landscape plan shall seek to retain and improve the existing landscape.

B) Response

Alongside the project arborist and heritage consultant, we have reviewed the 1943 aerial photograph; however, due to the limited resolution of the image, it is not possible to determine with certainty whether any of the existing trees on the site date from the key period of significance.

The proposed tree removals have been carefully and selectively considered, informed by detailed arboricultural and heritage advice. Diagram DIA 8, submitted as part of the Revision C documentation, identifies the trees proposed for removal and maps the arborist's recommendations for retention or removal in relation to the proposed development impact.

Of the fifteen trees proposed for removal, ten are classified by the arborist as either "consider for removal" or "priority for removal" based on their condition and anticipated longevity. A further two trees are classified as exempt.

The remaining three trees proposed for removal are assessed as having moderate to high landscape value and are classified by the arborist as "consider for retention." The removal of these trees has been assessed in the context of the overall development outcome.

The proposed development footprint has been carefully sited to mediate between the landscape significance of existing trees/garden and the applicable heritage and streetscape controls that constrain the location of works. Care has been taken to strike a sensitive balance between retention objectives and site constraints.

An additional Diagram DIA 9, submitted with the Revision C documentation, illustrates the proposed compensatory planting of fourteen new trees, selected to enhance the established garden character.

MELISSA WILSON
LANDSCAPE ARCHITECTS

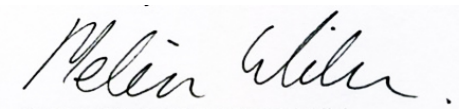
COUNCIL COMMENT
Demonstrate compliance that plants located within the NCZ shall not facilitate access to the pool area or contain any handholds or footholds that facilitate climbing as per AS1926.1-2012.

C) Response

The plant palette around the pool has been chosen to soft-leafed and non-climbable, in accordance with AS 1926.1-2012

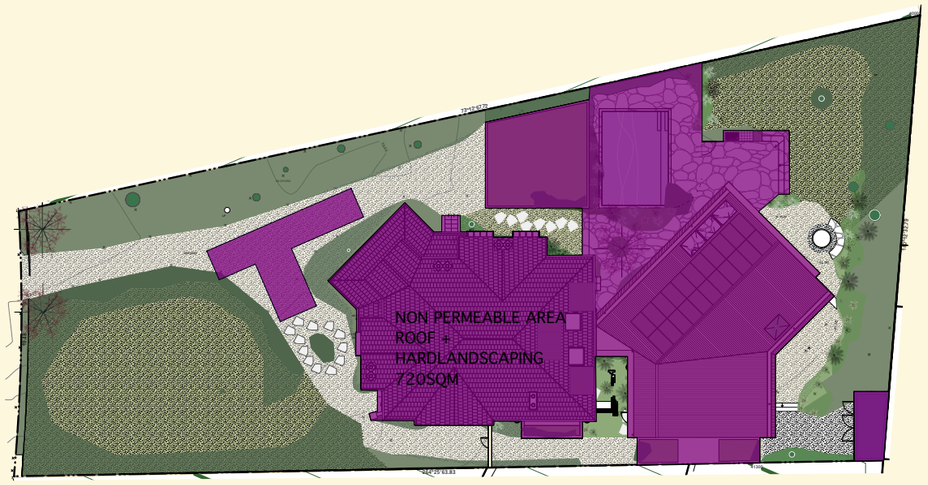
- Pool planting includes:
  - *Acacia myrtifolia*
  - *Crassula 'Max Cook*
  - *Grevillea sericea*
  - *Pennisetum 'Nafray*
  - *Westringia 'Blue Gem'*
  - *Alpinia caerulea*

Yours sincerely,



Melissa Wilson

BLArch (hons) AILA

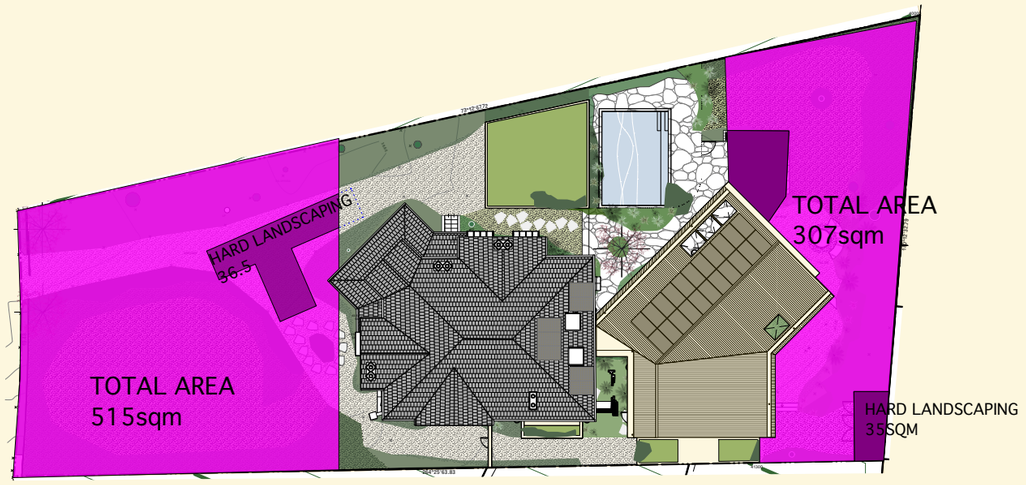


1 PROPOSED PERMEABLE AREA
Scale: 1:400

NON-PERMEABLE AREA

TOTAL AREA: **= 1677.9 SQM**

TOTAL NON-PERMEABLE AREA: **= 720 SQM [43%]**



2 PROPOSED LANDSCAPE AREA
Scale: 1:400

SOFT LANDSCAPING

FRONT YARD TOTAL AREA: **= 515 SQM**

TOTAL SOFT LANDSCAPED AREA: **= 478.5 SQM**
= 93% OF FRONT YARD

SOFT LANDSCAPING

REAR YARD TOTAL AREA: **307 SQM**

TOTAL SOFT LANDSCAPED AREA: **= 271 SQM**
= 88% OF REAR YARD

'Brianza'

GENERAL NOTE:
A good faith effort has been made to detail the neighbouring properties and street terrain based on available information: google maps, survey data + site visits.
Chimneys + fence heights not surveyed.
Internal survey by JB Stephens used to define external footprint of building.

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REV/ DATE/NOTE: A / 14/04/25 / DA ISSUE

3/20 Reddall St,
Manly NSW 2095

hello@somecommonplace.com

ABN 97605517753

Project 3 Appian Way, Burwood
Client Nina, Pam + David
DWG LANDSCAPE AREA METRICS

Project No. 2303
DWG No. DIA 07

FIONA HICKS
NOM ARCH NSW 11572

KELLIE BEATTY
+61 4 23 27 76 57

STATUS DA
SCALE AS NOTED

PROJECT

3 APPIAN WAY, BURWOOD

LANDSCAPE ARCHITECTURAL DRAWING LIST

DWG NO.	SHEET NAME	SCALE	ISSUE	REV. DATE
LS00	LANDSCAPE | COVER PAGE (THIS PAGE)	NTS@A3	C	02.06.25
LS01	LANDSCAPE | SITE PLAN	1:150@A3	C	02.06.25
LS02	LANDSCAPE | FRONT GARDEN + COURTYARD	1:100@A3	C	02.06.25
LS03	LANDSCAPE | REAR GARDEN	1:100@A3	C	02.06.25
LS04	LANDSCAPE | MOOD BOARD | FRONT GARDEN	NTS@A3	C	02.06.25
LS05	LANDSCAPE | MOOD BOARD | REAR GARDEN	NTS@A3	C	02.06.25
LS06	LANDSCAPE | MOOD BOARD | REAR GARDEN	NTS@A3	C	02.06.25
LS07	LANDSCAPE | PLANT SPECIES | TREES + SCREENING	NTS@A3	C	02.06.25
LS08	LANDSCAPE | PLANT SPECIES | UNDERSTORY	NTS@A3	C	02.06.25
LS09	LANDSCAPE | NOTES	AS SHOWN@A3	C	02.06.25
LS10	LANDSCAPE | TYPICAL DETAILS	AS SHOWN@A3	C	02.06.25

MWLA

PROJECT NUMBER
2324

CLIENT
NINA, PAM + DAVID

ISSUE
FOR DA

DATE
02.06.25

NOMINATED LANDSCAPE ARCHITECT
MELISSA WILSON



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PO BOX DARLIGHURST NSW 1300
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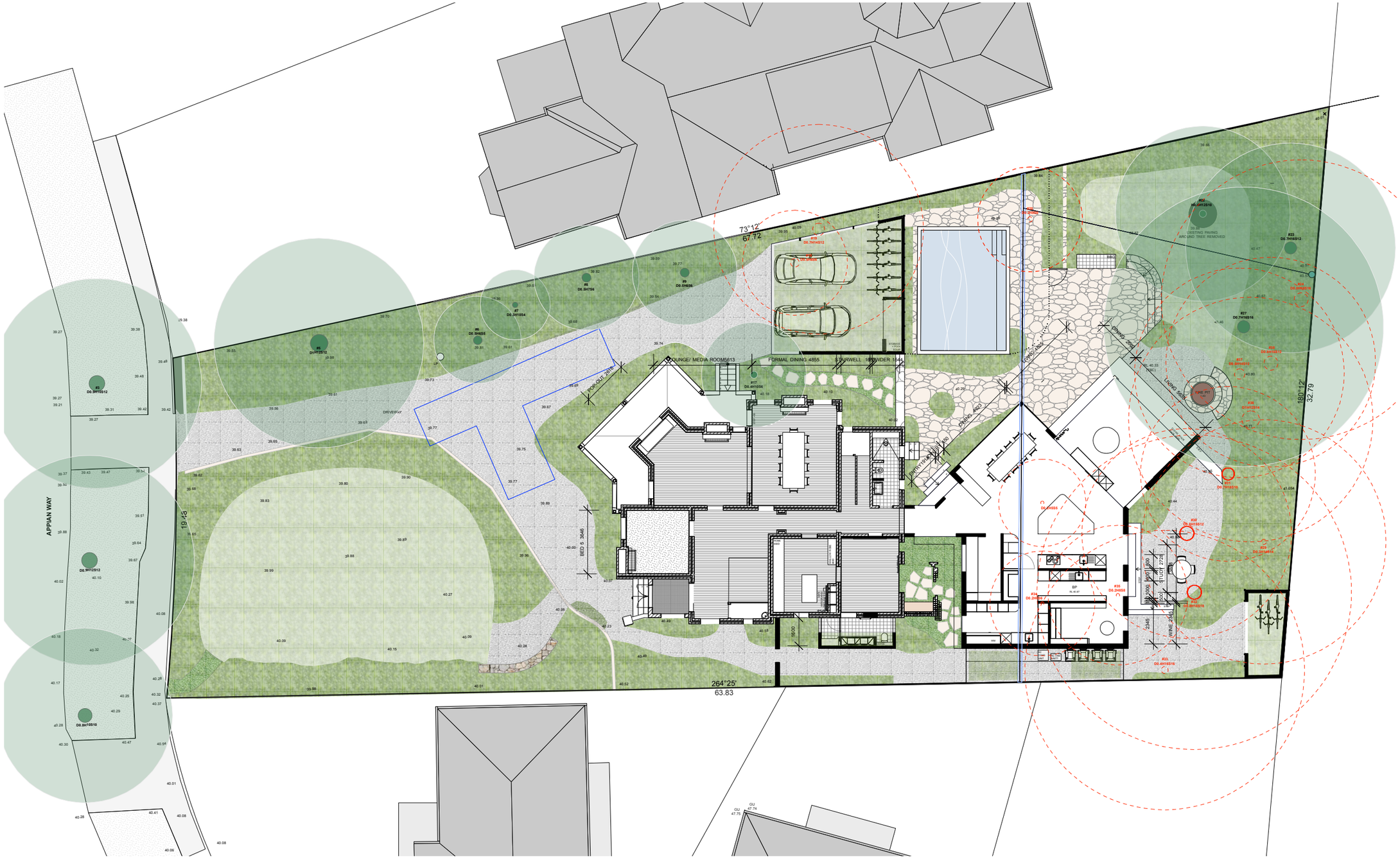

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NOMINATED LANDSCAPE ARCHITECT | MELISSA WILSON

ISSUE	AMENDMENT	DATE
A	CONCEPT	23.07.24
B	DRAFT FOR DA	03.03.25
C	FOR DA	02.06.25

SCALE: 1:200@A3

DRAWN: MW

CLIENT: NINA, PAM + DAVID

PROJECT NUMBER: 2324

DRAWING TITLE
LANDSCAPE | SITE PLAN

PROJECT
3 APPIAN WAY, BURWOOD

DWG NO.
LS01

ISSUE
C

NOTES
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY INFORMATION & LEVELS.
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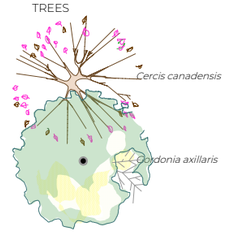
LEGEND | PLANTING | FRONT GARDEN

TREES



SCREEN PLANTING | LARGE SHRUBS



Elaeagnus ebbingei

ROOF GARDEN



Chrysocephalum apiculatum
Crowea saligna
Limonium perezii
Liriope muscari
Lomandra 'Blue Ridge'
Lomandra 'Lime Tuff'
Westringia 'Blue Gem'
Rosmarinus 'Huntington's Carpet'
Hardenbergia violacea

SHRUBS | GRASSES



Alocasia macrorrhiza
Alpinia caerulea
Asplenium australasicum
Blechnum cartilagineum
Echium fatuosum
Eupatorium megalophyllum
Hydrangea quercifolia
Limonium perezii
Liriope 'Evergreen Giant'
Libertia paniculata
Pennisetum 'Nafray'
Philotheca myoporoides
Pittosporum 'Miss Muffet'
Plectranthus 'Silver Shield'
Salvia 'Santa Barabara'
Westringia 'Blue Gem'

GROUNDCOVERS

Dichondra repens
Thymus spp.
Viola hederacea

INDICATIVE PLANT SCHEDULE | FRONT

SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREES					
Acer palmatum senkaki	Coral Barked Maple	7m	1	75L	
Cercis canadensis	Forest Pansy	5m	2	75L	
Gordonia axillaris	Fired Egg Tree	5m	2	75L	
SCREEN PLANTING					
Elaeagnus ebbingei	Silverberry	3m	24	45L	YES
SHRUBS					
Alocasia macrorrhiza	Giant Taro	2m	46	5L	
Alpinia caerulea	Shell ginger	1-2m	32	5L	YES
Asplenium australasicum	Birds Nest Fern	1m	24	5L	YES
Blechnum cartilagineum	Water Fern	0.8m	54	5L	YES
Chrysocephalum apiculatum	Billy Buttons	0.4m	33	5L	YES
Crowea saligna	Crowea	0.5m	33	5L	YES
Echium fatuosum	Pride of Madiera	1-2m	24	5L	
Eupatorium megalophyllum	Purple Mist Flower	1-2m	27	5L	
Hydrangea quercifolia	Oak Leaf Hydrangea	1-2m	25	5L	
Limonium perezii	Sea Lavender	0.3m	70	150mm pot	YES
Ligularia reniformis	Tractor Seat Plant	0.5m	36	5L	
Liriope 'Evergreen Giant'	Evergreen Giant	0.6m	75	5L	
Liriope muscari	Lily Turf	0.4m	20	5L	
Lomandra 'Blue Ridge'	Blue Ridge	0.3m	64	150mm pot	YES
Lomandra 'Lime Tuff'	Lime Tuff	0.65m	35	5L	YES
Pennisetum 'Nafray'	Nafray	0.8m	47	150mm pot	YES
Pittosporum 'Miss Muffet'	Miss Muffet	1m	23	5L	YES
Plectranthus 'Silver Shield'	Silver Shield	0.8m	23	5L	
Salvia 'Santa Barbara'	Sage	0.8m	32	5L	
Westringia 'Blue Gem'	Blue Gem	0.6-1m	39	5L	YES
GROUNDCOVERS					
Dichondra repens	Kidney Weed	-	100	150mm pot	YES
Hardenbergia violacea	Native Sasparilla	-	12	5L	YES
Rosmarinus 'Huntingtons Carpet'	Groundcover Rosmary	-	12	5L	
Thymus spp.	Thyme	-	54	150mm pot	
Viola hederacea	Native Violet	-	25	150mm pot	YES

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DRAWN: MW

CLIENT: NINA, PAM + DAVID

PROJECT NUMBER: 2324

DRAWING TITLE

LANDSCAPE | FRONT GARDEN

PROJECT

3 APPIAN WAY, BURWOOD

DWG NO.

LS02

ISSUE

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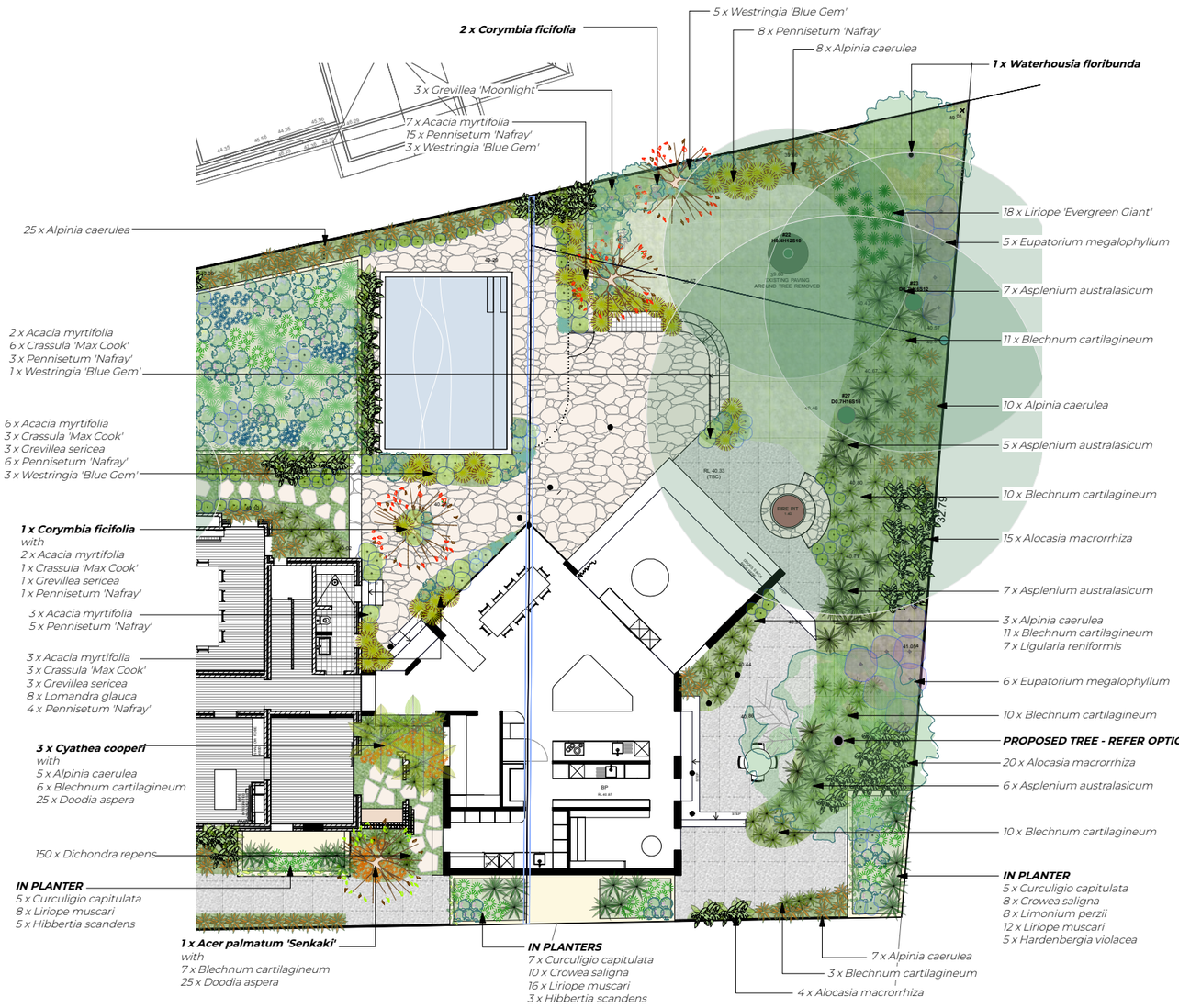
TREE OPTIONS


Jacaranda mimosifolia


Michelia champaca

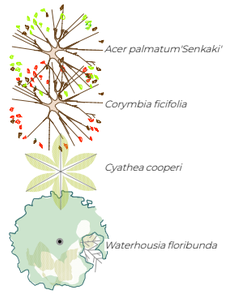

Albizia julibrissin


Corymbia gummifera



LEGEND | PLANTING | REAR GARDEN

TREES | PALMS



SCREEN PLANTING | LARGE SHRUBS


Grevillea 'Moonlight'

ROOF GARDEN



SHRUBS | GRASSES



GROUNDCOVERS


Dichondra repens

CLIMBERS



INDICATIVE PLANT SCHEDULE | REAR

SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREES					
Acer palmatum senkaki	Coral Barked Maple	7m	1	75L	
Corymbia ficifolia	Flowering Gum	4m	3	75L	YES
Cyathea cooperi	Lace Barked Tzree Fern	10-15m	3	75L	YES
Waterhousia floribunda	Weeping Lilly Pilly	10m	1	75L	YES
SCREEN PLANTING					
Grevillea 'Moonlight'	Moonlight	3m	3	45L	YES
SHRUBS					
Acacia myrtifolia	Dwarf Acacia	0.5	37	5L	YES
Alocasia macrorrhiza	Giant Taro	2m	45	5L	
Alpinia caerulea 'Red Back'	Shell ginger	1-2m	67	5L	YES
Asplenium australasicum	Birds Nest Fern	1m	25	5L	YES
Blechnum cartilagineum	Water Fern	0.8m	68	5L	YES
Curculigio capitulata	Palm Grass	0.6m	17	5L	
Crassula 'Max Cook'	Max Cook	0.5-1m	13	5L	
Crowea saligna	Crowea	0.5m	18	5L	YES
Doodia aspera	Rasp Fern	0.2m	50	150mm pot	YES
Eupatorium megalophyllum	Purple Mist Flower	1-2m	11	5L	
Grevillea sericea	Grevillea	0.5m	12	150mm pot	YES
Limonium perezii	Sea Lavender	0.3m	48	150mm pot	YES
Liriope muscari	Lily Turf	0.4m	34	5L	
Lomandra glauca	Aussie Blue Grass	0.2m	8	150mm pot	YES
Pennisetum 'Nafray'	Nafray	0.8m	45	150mm pot	YES
Westringia 'Blue Gem'	Blue Gem	0.6-1m	15	5L	YES
GROUNDCOVERS					
Chrysocephalum apiculatum	Yellow Buttons	-		150mm pot	YES
Dichondra repens	Kidney Weed	-	150	150mm pot	YES
CLIMBERS					
Hardenbergia violacea	Native Sasparilla	-	5	5L	YES
Hibbertia scandens	Guinea Vine	-	8	5L	YES

TREE OPTIONS

SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREES					
Albizia julibrissin	Persian Silk Tree	6-8m			
Corymbia gummifera	Red Bloodwood	12m			YES
Jacarana mimosifolia	Jacaranda	10-15m			
Michelia champaca	Champak	8-10m			

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C	FOR DA	02.06.25

SCALE: 1:200@A3

DRAWN: MW

CLIENT: NINA, PAM + DAVID

PROJECT NUMBER: 2324

DRAWING TITLE
LANDSCAPE | REAR GARDEN

PROJECT
3 APPIAN WAY, BURWOOD

DWG NO.
LS03

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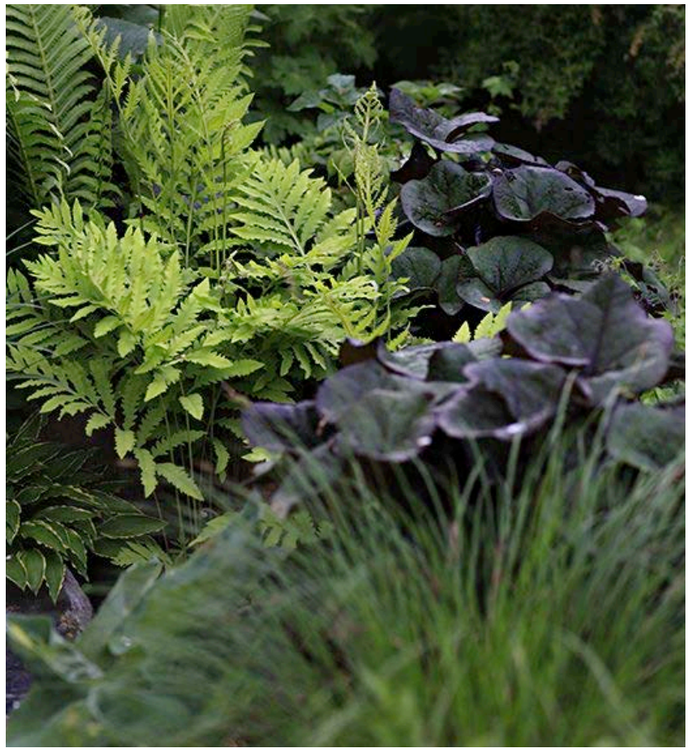



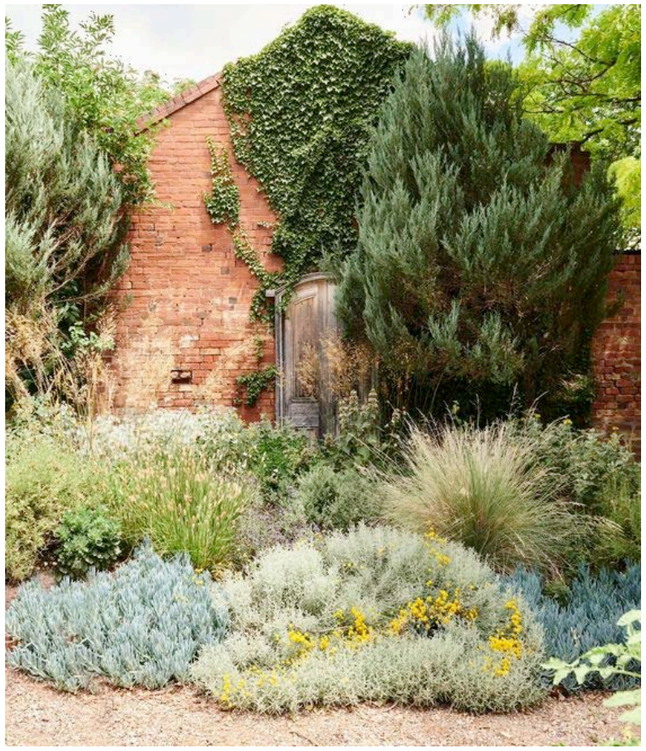

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DRAWN: MW

CLIENT: NINA, PAM + DAVID

PROJECT NUMBER: 2324

DRAWING TITLE

LANDSCAPE | MOOD BOARD | FRONT GARDEN

PROJECT

3 APPIAN WAY, BURWOOD

DWG NO.

LS04

ISSUE

C

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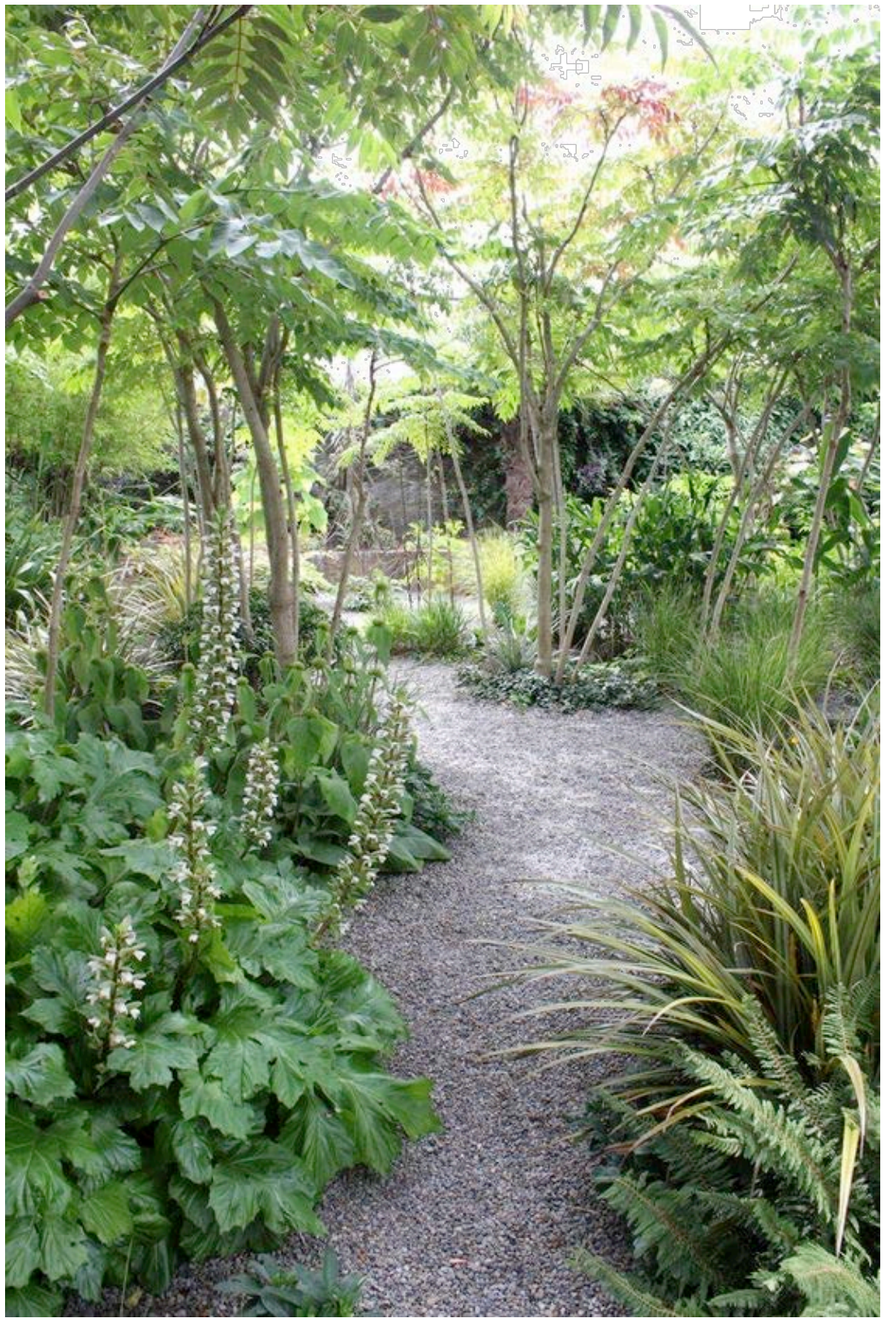

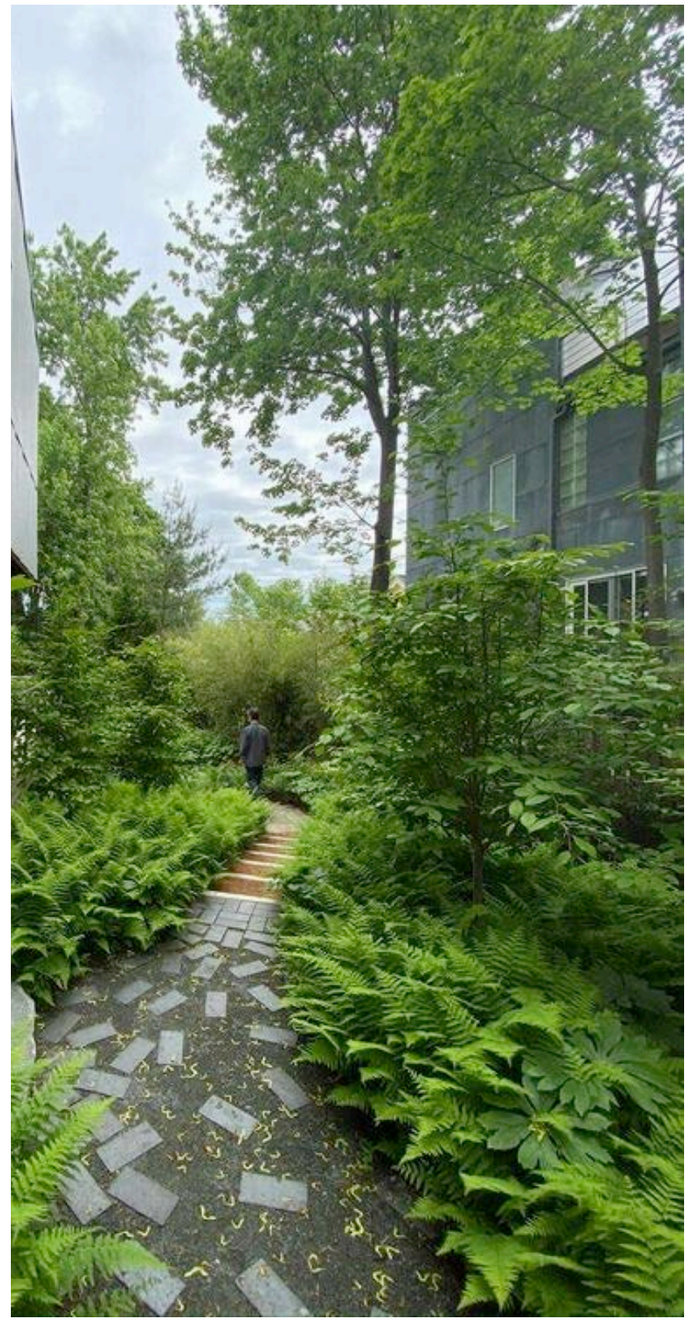

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DRAWN: MW

CLIENT: NINA, PAM + DAVID

PROJECT NUMBER: 2324

DRAWING TITLE

LANDSCAPE | MOOD BOARD | SOUTHERN SIDE PASSAGE

PROJECT

3 APPIAN WAY, BURWOOD

DWG NO.

LS05

ISSUE

C

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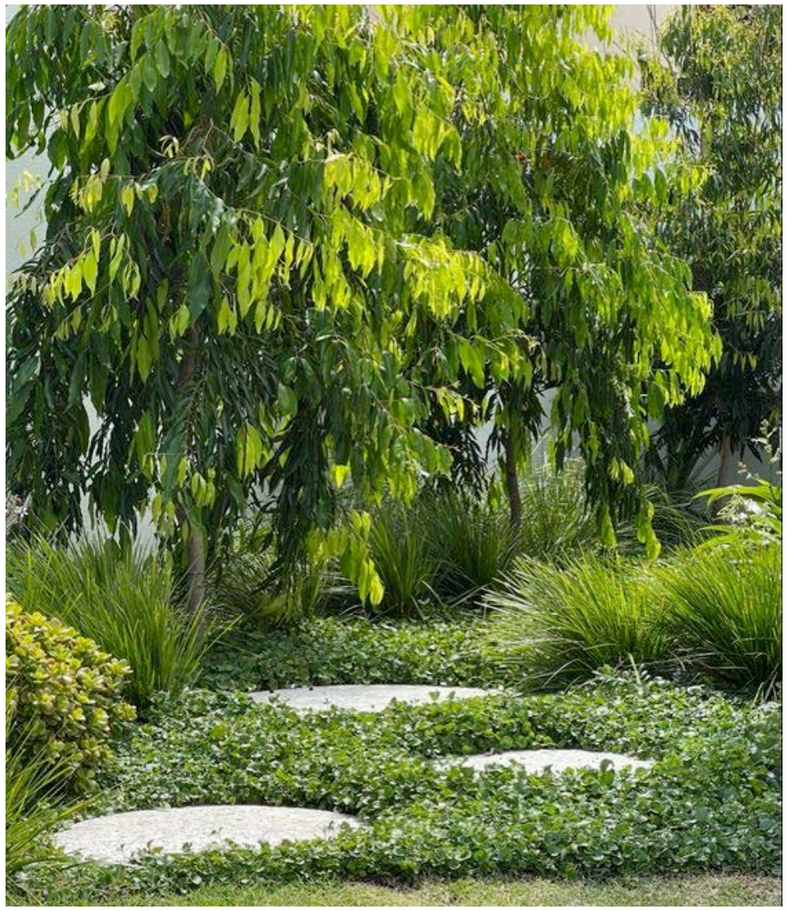

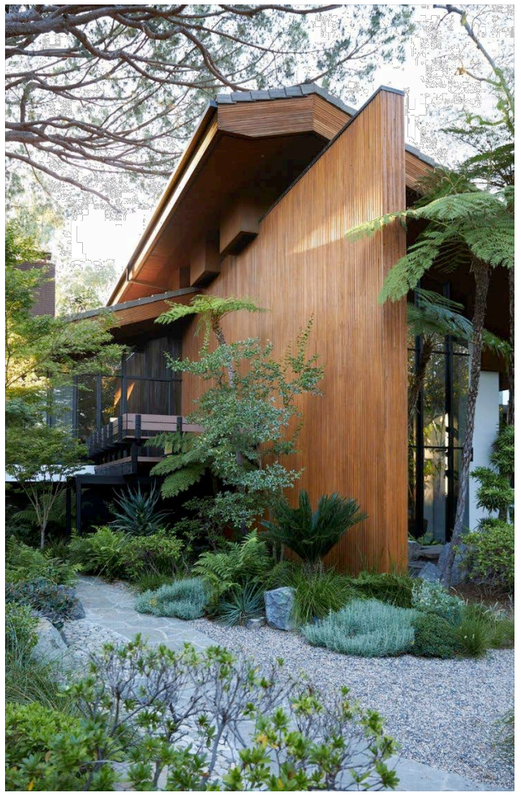

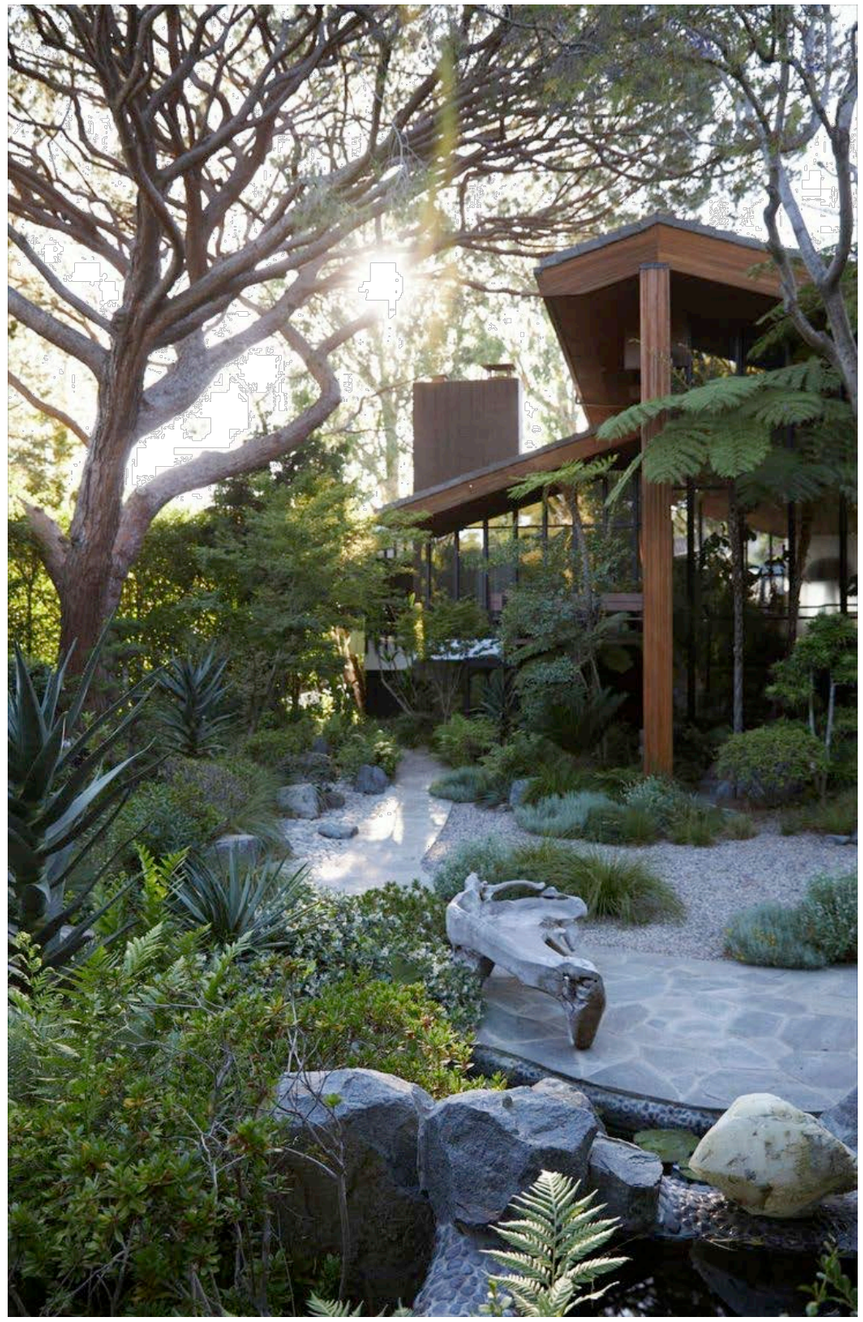

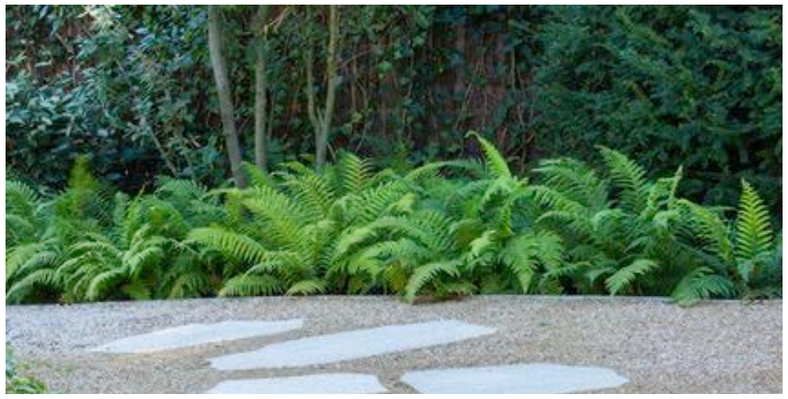



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DRAWN: MW

CLIENT: NINA, PAM + DAVID

PROJECT NUMBER: 2324

DRAWING TITLE

LANDSCAPE | MOOD BOARD | REAR GARDEN

PROJECT

3 APPIAN WAY, BURWOOD

DWG NO.

LS06

ISSUE

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NOTES
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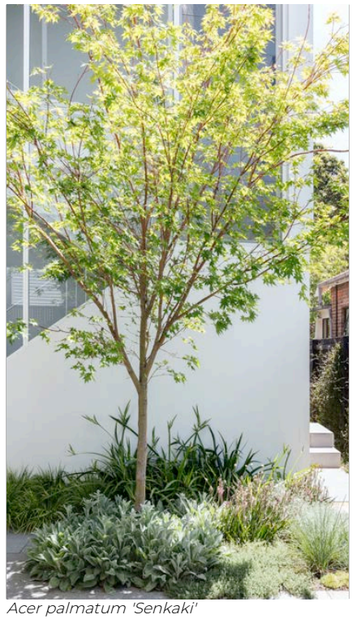
FRONT GARDEN

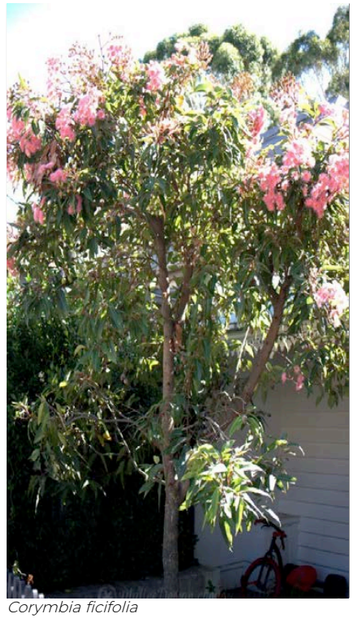

Acer palmatum 'Senkaki'


Cercis canadensis


Gordonia axillaris

REAR GARDEN


Acer palmatum 'Senkaki'


Corymbia ficifolia


Cyathea cooperi


Waterhousia floribunda

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PROJECT NUMBER: 2324

DRAWING TITLE
LANDSCAPE | PLANT SPECIES | TREES

PROJECT
3 APPIAN WAY, BURWOOD

DWG NO.
LS07

ISSUE
C

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SCREEN PLANTING


Elaeagnus ebbingei


Grevillea 'Moonlight'

SHRUBS AND GRASSES


Acacia myrtifolia


Alocasia macrorrhiza


Alpinia caerulea


Asplenium australasicum

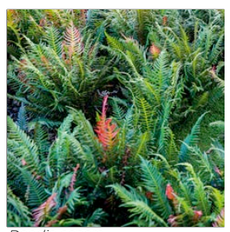

Blechnum cartilagineum


Chrysocephalum apiculatum


Crowea saligna


Curculigio capitulata


Crassula 'Max Cook'


Doodia aspera


Echium fatuosum


Eupatorium megalophyllum


Grevillea sericea


Hydrangea quercifolia


Limonium perezii


Ligularia reniformis


Liriope 'Evergreen Giant'


Liriope muscari


Lomandra 'Blue Ridge'


Lomandra 'Lime Tuff'


Pennisetum 'Nafray'


Pittosporum 'Miss Muffet'


Plectranthus 'Silver Shield'


Salvia 'Santa Barbara'


Westringia 'Blue Gem'

GROUNDCOVERS AND CLIMBERS


Dichondra repens


Hardenbergia violacea


Hibbertia scandens


Rosmarinus 'Huntingtons Carpet'


Thymus spp.


Viola hederacea

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DRAWING TITLE
LANDSCAPE | PLANT SPECIES | UNDERSTOREY

PROJECT
3 APPIAN WAY, BURWOOD

DWG NO.
LS08

ISSUE
C

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LANDSCAPE NOTES

ON SLAB PLANTER DRAINAGE
Location
Note that all waterproofing of slabs and location of drainage outlets is to the project engineers specification.

DRAINAGE CELL:
350mm x 350mm x 30mm drainage cell as supplied by Atlantis Water Management or approved equal. Lay according to manufacturer's instructions. Drainage cell to be fully wrapped in geotextile fabric as specified.

GEOTEXTILE FABRIC:
Geotextile as recommended appropriate by Atlantis Water Management or similar and approved. Wrapped and taped to manufacturer's instructions.
Sources/ contacts:
Atlantis Water Management
Phone: 9419 6000

SAND BLINDING LAYER:
Coarse washed river sand laid to a depth of 50mm as detailed.

MEMBRANE PROTECTION BOARD
Provide 5mm FC sheeting or similar and approved securely affixed to all vertical faces of the membrane in a manner that will not damage the integrity of the membrane. Note hold point requirements.

TOPSOIL
Source | Type:
Imported topsoil type A: Light weight planter box mix, Benedict's SmartMix No. 4. Product code RN133. As supplied by Benedict Sand and gravel or approved equivalent.
Imported topsoil type B: Light weight subsoil mix, Benedict's SmartMix No. 5. Product code BO133. As supplied by Benedict Sand and Gravel or approved equivalent.

PLANTING BEDS ON SLAB
Clean out any loose cement and other material likely to be harmful to plant growth. Install Drainage cell as specified and to manufacturers instructions. Seal edge of geotextile fabric to planter box wall. Provide membrane protection board to sides of planter and secure with liquid nails or similar method that will not damage the waterproof membrane. Note hold point requirement. Provide sand blinding layer as specified in clause 3.3. Install topsoil in 150mm layers and consolidate as specified below.

TOPSOIL CONSOLIDATION
Compact lightly and uniformly in 150mm layers. Compact topsoil mix with a single pass of a 50 kg hand drawn tennis court roller or similar means to a compacted depth of 150mm. Lightly water with a fine mist spray each layer, prior to installing the following layer. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

Finished to 30mm above design levels to allow for consolidation.
Smooth and free from stones or lumps of soil.
Graded to drain freely, without ponding, to catchment points.
Graded evenly into adjoining ground surfaces.
Ready for planting.

SETTLEMENT PERIOD
Allow the topsoil in planter boxes to settle for one week prior to planting. Top up any settlement as required to meet design levels.

Topsoil depth
Typically spread topsoil to the depths as indicated on drawings
Surplus topsoil
General: Spread surplus topsoil on designated areas on site, if any; otherwise, dispose off site.

PLANTING BEDS ON GRADE
SUBSOIL
Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm.
Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil.
Cultivate to a minimum depth of 100 mm over areas to be planted or grassed. Do not disturb services or tree roots; if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.
Confirm that the planting beds are free draining, if not install sub-soil drainage lines and connect to stormwater system
Apply additives after ripping or cultivation and incorporate into the upper 100 mm layer of the subsoil.

TOPSOIL
Where possible use site topsoil and compost mixed at a rate of 4 soil:1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Benedicts Sand and Gravel *Organic Garden mix M13* for garden bed areas or *Turf Underlay* mix for turf areas
Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction
Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting.
Spread topsoil to the following typical depths:
Planting beds: 300 mm
Grass areas: 100 mm.

COMPOST
Well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth, and with a neutral pH value.

PLANTING
Trees: Excavate a plant hole to twice the diameter of the root ball and at least 100mm deeper than the root ball. Break up the base of the hole to a further depth of 100mm, and loosen the compacted sides of the hole.
Shrubs/groundcovers: Excavate a hole big enough for the plant plus 100 mm all round.
Provide plants which have large healthy root systems, with no evidence of root curl, restriction or damage are vigorous, well established, free from disease and pests, of good form consistent with the species or variety; and are hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
Trees: Provide trees which, unless required to be multi-stemmed, have a single leading shoot.
Label at least one plant of each species or variety in a batch using a durable, readable tag.
Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.
When the hole is of the correct size, remove the plant from the container with minimum disturbance to the root ball. Ensure that the root ball is moist and place in the final position, in the hole and plumb, with the top soil level of the plant root ball level with the finished surface of the surrounding soil, or 75 mm below paving level to allow placement of mulch.
Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the rootball, so that the plant stem is the same height as in the container.
Thoroughly water plants before planting and immediately after planting.
In planting beds and individual plantings, place slow release fertiliser pellets around plants at the time of planting at the rate recommended by the manufacturer.

MULCH
All garden bed areas are to be mulched to 50mm depth with same or similar to *Forest Blend* as supplied by Benedict Sand and Gravel.
Provide mulch which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks.
Place mulch clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

IRRIGATION
Design, supply and install an automatic irrigation system that will deliver evenly, sufficient water to the trees, shrubs, groundcovers, turf and other planting on the site to maintain healthy growth continuously throughout the year.
The contractor shall be responsible for establishing the numbers and locations of emitters, spray heads, solenoid valves, filters etc required to provide a satisfactory performance of the system. Spray heads shall be directed away from seating, walls, paving, paths and steps.

Provide an automatic irrigation system with drippers/ microsprays to all garden beds. Ensure the pipework is installed in the least visible position possible. The detailed layout of all irrigation is to be approved prior to installation.
Drippers: Drippers shall deliver 2.3 litres per hour, at 400mm spacing or to base of individual plants as required and should be pressure compacted drippers.
Spray heads: To meet requirements of trees and lawn areas.
Valves: Richdel or similar approved 24 volt solenoid valves to be installed in Brookes or approved equal valve boxes. Top of box to be installed flush with finished soil level and covered with mulch layer.
Controller: Richdel or similar approved with numbers of stations required to isolate each area. Contractor is to allow for Controller in lockable metal cabinet in a location to the direction of the Architect. Power outlet for the operation of this unit to be supplied by others.
Pipework: Class HDPE pipe with pressure rating PN12.5 to be used for main lines. Copper pipework under paving and through masonry is to be installed. Drip lines will be LDPE laid on the surface of the soil under the mulch layer.
Cabling: 24 volt cabling to be enclosed in conduit in all areas. All wire must be installed in an unbroken length from the controller to the solenoid valve. All wires to be multistrand multicore and manufactured to AS 1125 and have polyethylene protective coating. All wire connectors must be waterproof. Cable to be minimum 1.0m2.
Rain sensor: A "mini clik" or similar or approved device to be supplied and installed to the approval of the superintendent. This unit is to be set to turn the system off after 3mm of rain has occurred.
The irrigation contractor shall check and monitor the system performance; once per month throughout the planting establishment period.
The contractor shall provide the client with a recommended watering schedule for summer and winter that includes the dates to change the operation.

MAINTENANCE/ ESTABLISHMENT
Throughout the planting establishment period (12 weeks), carry out maintenance work including, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, renovating, top dressing, and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.
Ongoing maintenance of landscape works is to be undertaken by the tendered landscape contractor engaged by the building management such that the landscape is maintained throughout the life of the building in accordance with the above requirements.

MELISSA WILSON
LANDSCAPE ARCHITECTS
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Surry Hills, 2010 NSW
PO BOX 1320 Darlinghurst , NSW 1300
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NOMINATED LANDSCAPE ARCHITECT | MELISSA WILSON

ISSUE	AMENDMENT	DATE
A	CONCEPT	23.07.24
B	DRAFT FOR DA	03.03.25
C	FOR DA	02.06.25

SCALE: NTS@A3
DRAWN: MW
CLIENT: NINA, PAM + DAVID
PROJECT NUMBER: 2324

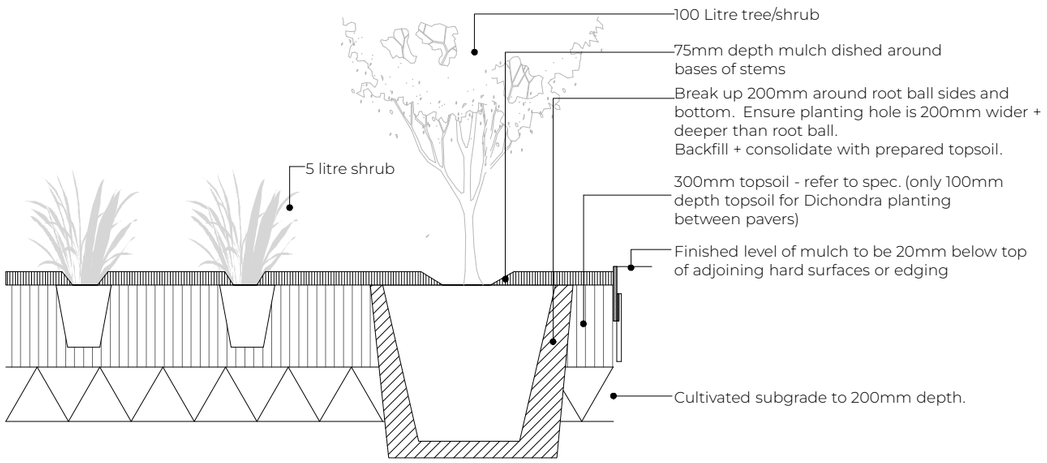
DRAWING TITLE
LANDSCAPE | NOTES

PROJECT
3 APPIAN WAY, BURWOOD

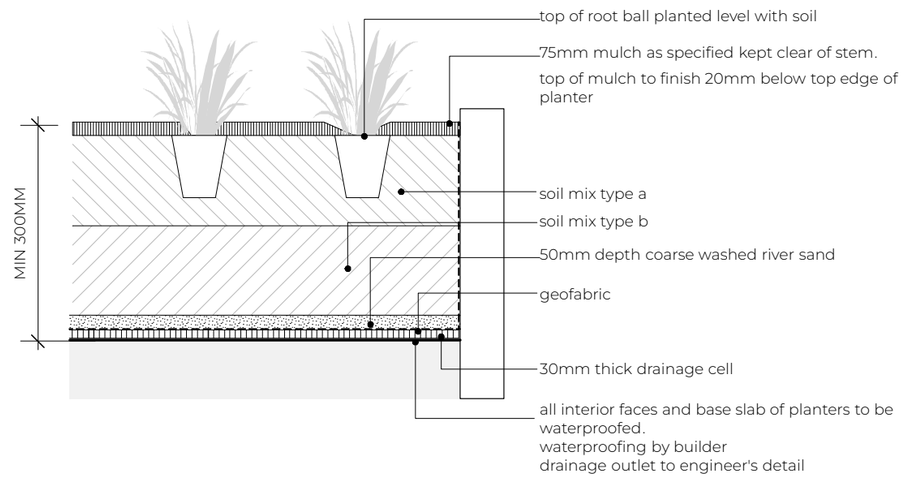
DWG NO.
LS09
ISSUE
C

NOTES
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY INFORMATION & LEVELS.
ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE. IF ANY DISCREPENCIES OCCUR PLEASE NOTIFY THE LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION



1 MASS PLANTING ON GRADE
1:20@A3



2 MASS PLANTING ON SLAB
1:20@A3

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NOMINATED LANDSCAPE ARCHITECT | MELISSA WILSON

ISSUE	AMENDMENT	DATE
A	CONCEPT	23.07.24
B	DRAFT FOR DA	03.03.25
C	FOR DA	02.06.25

SCALE: AS SHOWN@A3

DRAWN: MW

CLIENT: NINA, PAM + DAVID

PROJECT NUMBER: 2324

DRAWING TITLE
LANDSCAPE | TYPICAL DETAILS

PROJECT
3 APPIAN WAY, BURWOOD

DWG NO.
LS10

ISSUE
C

NOTES
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY INFORMATION & LEVELS.
ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE. IF ANY DISCREPENCIES OCCUR PLEASE NOTIFY THE LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

Conditions of Approval

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

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

Document Description	***Date***	***Plan No/Reference***
Existing conditions ground floor plan	06/02/2026	CW RETAIL, Drawing No. TP03
Proposed ground floor plan	06/02/2026	CW RETAIL, Drawing No. TP05, Revision B.
Roof Plan	06/02/2026	CW RETAIL, Drawing No. TP06
Elevations	06/02/2026	CW RETAIL, Drawing No. TP07, Revision B.
Sections	06/02/2026	CW RETAIL, Drawing No. TP09, Revision B.
Combined demolition/construction & operational waste management plan	August 2025	Archer Consultants Pty, Revision 1A
Traffic and parking assessment – Proposed alterations and additions, 67-71 Burwood Road, Burwood	29/08/2025	TRAFFIC SOLUTIONS PTY LTD, Reference No. 25.26.007

2. **Inconsistency between documents.** In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

3. **Building Code of Australia.** All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.

4. **Hours of work.** No work being carried out other than between the hours of 7:00am – 6:00pm Mondays to Fridays and 7:00am – 4:00pm on Saturdays, with no work at all being carried out on Sundays and Public Holidays. Demolition, excavation and/or construction works that involve heavy machinery, noisy trades or the like are not permitted to be carried out from 1:00pm to 4:00pm on Saturdays

5. **Hoardings.**
   (a) A hoarding or fence must be erected between the work site and any adjoining public place.

   (b) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.

6. **Illumination of public place.** 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.

7. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath.

8. **Public space.** The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.

9. **Service Alterations.** All 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, Jemena, Ausgrid, etc), with all costs associated with this alteration to be borne by the applicant.

10. **Public Utilities.** Compliance with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

PLANNING

11. **TRADING HOURS**

The trading hours are limited to between 6:00am and 11.00pm daily.

12. **NO CONSENT FOR SIGNAGE**

No approval is granted by this consent for signage associated with premises. Any future development application for signage associated with the premises is to be accompanied by a signage strategy for the property that considers the heritage listing of the site and the town center location.

13. **NO WORKS TO FACADE**

No approval is granted by this consent for any works to the front façade of the site.

14. **SURRENDER OF EXISTING SIGNAGE CONSENTS**

Prior to the issue of a Construction Certificate, all development consent relating to signage are to be surrendered to Council attached to **Lot 1 DP 217279** and **Lot 7 DP 608725**. The surrender is to be in accordance with the regulation and is to be accompanied by any applicable fee.

15. **REMOVAL OF EXISTING SIGNAGES**

Prior to the issue of a Construction Certificate, the demolition plan must be amended to show the removal of any signage attached to **Lot 1 DP 217279** and **Lot 7 DP 608725**. The removal of such signage must form part of the Construction Certificate documentation. Detailed architectural drawings demonstrating compliance with this condition must be submitted to the Principal Certifier.

16. **INTERNAL FITOUT EXCLUDED**

No internal fit-out works form part of this Development Application. A separate Development Application must be submitted to and approved by Council for any proposed internal fit-out works associated with the chemist within the ground floor tenancies of **Lot 1 DP 217279** and **Lot 7 DP 608725**.

17. **PUBLIC ART MURAL**

Details of the proposed art mural, including design, materials and dimensions, must be submitted to and approved by Council prior to the issue of a Construction Certificate to ensure compliance with Council's Public Art Policy.

The art mural is to be installed on the rear façade of the shop building at **Lot 1, DP 217279,** facing the John Street elevation prior to the issue of an Occupation Certificate.

18. **AMALGAMATION OF LAND PARCELS**

The subject lots, **Lot 1 DP 217279** and **Lot 7 DP 608725**, shall be consolidated into one title prior to the issue of any Occupation Certificate. Documentary evidence of the registration of the plan of consolidation with NSW Land Registry Services shall be submitted to the Principal Certifier.

19. **CHANGE OF USE**

The change of use approved under this consent is limited to the use of the ground-floor commercial tenancy as a chemist only.

BUILDING

20. Prior to the issue of a Construction Certificate, any changes occurring from the proposed works that vary from the approved base build design drawings shall be submitted to the Principal Certifier for review and determination. The Principal Certifier will assess whether any amendments to fire safety measures are required as a result of the proposed changes.

Where deemed necessary by the Principal Certifier, a suitably qualified and registered fire engineer may be engaged to confirm the adequacy of the proposed fire safety measures prior to the issue of a Construction Certificate.

21. Prior to the issue of a Construction Certificate, the proposed demolition or alteration of internal walls shall be reviewed by the Principal Certifier. Where required by the Principal Certifier, a suitably qualified and registered structural engineer shall assess all related works to confirm structural adequacy.

Any structural certification relating to the removal or modification of load-bearing internal walls shall be provided to the Principal Certifier prior to the issue of a Construction Certificate.

ENVIRONMENTAL MANAGEMENT

22. An Environmental Management Plan is to be submitted to Council for approval, prior to the commencement of any works, detailing the control and management methods to be implemented in addressing the following issues during the demolition, excavation and construction phases of the project:

a. Noise and vibration control
b. Dust and odour suppression and control
c. Storm water control and discharge
d. Erosion control
e. Waste storage and recycling control
f. Litter control
g. Construction material storage
h. Truck cleaning methods on site so as to prevent spread of soil and like materials onto Council's roadways

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

24. The construction, location and use of the premises and any mechanical ventilation is to be such that no nuisance is caused to the neighbouring properties by reason of noise, vibration, odour, smoke or for any other reason

WASTE MANAGEMENT

25. Storage and disposal of clinical waste is to be in accordance with the requirements of the Environment Protection Authority (EPA) of the Department of Environment and Conservation (NSW). A copy of the waste disposal details / contract is to be provided to Council prior to occupation

26. Approved sharps containers are to be provided and used for the disposal of used sharps. The applicant is to provide to Council in writing the details of the company engaged to dispose of these sharps containers. Please take note that these containers are not to be disposed of in normal garbage bins

TRAFFIC

27. All required car parking spaces must be designed and provided for accessible car parking for people with mobility impairment in accordance with Australian Standard AS/NZS 2890.6 - 2009 Parking facilities Part 6: Off-street parking for people with disabilities. Accessible car parking spaces must have a minimum headroom of 2.5m and must be clearly marked and appropriately located as accessible parking for people with mobility impairment.

28. Any proposals for alterations to the public road, involving traffic facilities and/or parking restrictions, excluding the construction of a vehicular crossing, must be designed in accordance with RMS Technical Directives and must be referred to and agreed to by the Traffic Committee prior to any work commencing on site.

29. All costs associated with the construction of any new road works including kerb and gutter, road pavement, street lighting, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with any relevant Australian Standards, Austroads Guides and RMS Technical Directions.

30. All costs associated with signposting for any kerbside parking restrictions and traffic management measures, including any relocation of parking meters, associated with the development shall be borne by the developer.

31. A Construction Traffic Management Plan must be submitted and approved by Council prior to the commencement of demolition and excavation or issuing of the Construction Certificate (whichever occurs first). The Construction Traffic Management Plan must be complied with at all times. The following matters should be addressed in the plan (where applicable):

    a. A plan view of the entire site and frontage roadways indicating:

        i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and all vehicles in the frontage roadways.
        ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all vehicles on the site.
        iii) The proposed locations of work zones where it is not possible for loading/unloading to occur on the site in the frontage roadways (which will require separate approval by Council).
        iv) Location of any proposed crane and concrete pump and truck standing areas on and off the site (which will require separate approval by Council).

v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries.
vi) Traffic routes to and from the site from the closest arterial road in all directions.

b. Traffic control plan(s) for the site must be in accordance with the Roads and Maritime Services publication "Traffic Control Worksite Manual" and prepared by a suitably qualified person. The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each stage.

32. All works carried out in conjunction with the development including during the course of demolition, excavation and construction must be implemented in accordance with the approved Construction Traffic Management Plan (CTMP) and/or approved permits from Council or any other Road authority.

33. Heavy vehicles approaching, entering and exiting the site must approach, enter and exit the site in accordance with the approved route(s) as set out in the Construction Traffic Management Plan (CTMP)

34. All heavy vehicles must comply with the approved CTMP, once heavy vehicles have exited the Burwood LGA via the approved routes stated in the CTMP, only State Roads (Parramatta Road, The Boulevarde, Coronation Parade, Liverpool Road and Georges River Road) are permitted to be used on re-entry into Burwood LGA.

35. Should works require any of the following on public property (footpaths, roads, reserves), an application shall be submitted and approved by Council prior to the commencement of the works associated with such activity

i) Work zone.
ii) Temporary closure of roadway/footpath.
iii) Mobile crane or any standing plant
iv) Scaffolding/Hoardings (fencing on public land)
v) Road works including vehicle crossing/kerb & guttering, footpath, stormwater provisions etc.
vi) Installation or replacement of private stormwater drain, utility service or water supply

ENGINEERING

36. All activities and works external to the site, or that affect public roads, are to be carried out in accordance with 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.

37. A road-opening 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.

38. 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.

39. 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 hoardings, barricades, warning signs and night warning lamps to ensure public safety. Pedestrian access across the footpath must be maintained at all times.

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

41. A survey plan must be submitted to Council prior to the issue of a construction certificate to confirm the site boundaries. Written confirmation from Council confirming satisfaction of this condition must be provided to the appointed Principal Certifier **prior to the issuance of the Construction Certificate.**

42. In accordance with Council's draft flood study report, **the lots at 67, 69 and 71 are flood affected** properties. The proposed new building floor level (FFL) at the rear of 71 Burwood Road shall be determined considering flood plain level, which is 1% AEP plus freeboard. The flood plain level can be obtained from the Council by lodging an application for 'Flood Inquiry Report'. Detailed drawings and documentation demonstrating compliance with this condition and that the proposed building extension will not result in increased flooding elsewhere in the floodplain must be provided to the appointed Principal Certifier **prior to the issuance of a Construction Certificate.**

43. The builder must ensure that the proposed building materials are suitable to resist flood water inundation. Any electrical services and other mechanical sensitive equipment that can be damaged by flood water, shall be adequately flood proofed and/or placed above the flood planning level.

44. Stormwater from the extended roof shall be collected and discharged by means of a gravity pipe to Council's underground pipe drainage system.

45. Temporary measures shall be provided during demolition, excavation and/or construction to prevent sediment and polluted waters discharging from the site. In this regard, the erosion and sediment control measures shall be strictly implemented along the lower contour of the property boundaries.

46. **STRUCTURAL SYSTEM**

    Revised structural engineering drawings must be provided to the Principal Certifier prior to the issuance of the Construction Certificate certifying the proposed internal demolition and construction will not impact the structural integrity of the heritage item.

DEMOLITION CONDITIONS

The following conditions are imposed to ensure compliance with relevant legislation and Australian Standards, and to ensure that the amenity of the neighbourhood is protected.

47. **Provision of contact details/neighbour notification.** At least 7 days before any demolition work commences:

    (a) Council must be notified of the following particulars:
        (i). The name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
        (ii). The date the work is due to commence and the expected completion date

    (b) A written notice must be placed in the letter box of each property identified in the attached locality plan advising of the date the work is due to commence.

48. **Compliance with Australian Standards.** All demolition work is to be carried out in accordance with the requirements of the relevant Australian Standard(s).

49. **Excavation**
    (a) All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent the activities from being dangerous to life or property and, in accordance with the design of a structural engineer.

    (b) A Demolition Work Method Statement must be prepared by a licensed demolisher who is registered with the Work Cover Authority, in accordance with AS 2601-2001: The Demolition of Structures, or its latest version. The applicant must provide a copy of the Statement to Council prior to commencement of demolition work.

50. **Asbestos.** Where asbestos is present during demolition work, the work must be carried out in accordance with the guidelines for asbestos work published by Work Cover New South Wales.

51. **Asbestos – disposal.** All asbestos wastes must be disposed of at a landfill facility licensed by the New South Wales Environmental Protection Authority to receive that waste. Copies of the disposal dockets must be retained by the person performing the work for at least 3 years and be submitted to Council on request.

52. **Waste management plan.** Demolition material must be managed in accordance with the approved demolition methology plan.

53. **Disposal of demolition waste.** All demolition waste must be transported to a facility or place that can lawfully be used as a waste facility for those wastes.

Imported fill

54. **Imported fill – type.** All imported fill must be Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*.

PRIOR TO THE ISSUING OF A CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

55. **Fees**. The fees and/or bonds shown in the Table of Fees, are to be paid to Council or another approved collection agency (the Long Service Levy Corporation and its agents and an approved insurer under the Home Building Act 1989) and suitable evidence of payment is to be provided to the Principal Certifier, prior to the issuing of a **Construction Certificate.**

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

56. Building and Construction Industry Long Service Corporation Levy **$958.32 (Payment to be made to Council, the Corporation or its Agent).**

57. Damage Deposit - security deposit against damage occurring to Council's assets (footpath, road, stormwater drainage system, kerb and gutter, etc.) during building work $6,000 (Payment to be made to Council as a bond prior to issue of a Construction Certificate and/or commencement of demolition/ excavation).
    NOTE: This deposit is refundable if no damage occurs.

58. The following matters shall apply to the damage deposit listed in the Table of Fees:

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

    (c) The applicant shall lodge an application to council for 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.

59. Pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979* and the Section 7.12 Contributions Plan, the following monetary contribution towards public services and amenities is required for land inside the Burwood Town Centre:

Contribution Element			**Contribution**
A levy of **4.0%** of the cost of carrying out the development, where the cost calculated and agreed by Council is **$383,326.00.**			**$15,333.04**
Index Period	December 2025	**CPI_1**	100.38

Office Use: T49

The above contribution will be adjusted at the time of payment. Applicants are advised to contact Council for the adjusted amount immediately prior to arranging payment.

The contribution will be adjusted in accordance with the following formula:

Contribution (at time of payment) = $\frac{C \times CPI_2}{CPI_1}$

Where:

C: the original contributions amount as shown in the development consent;

CPI_2 the Consumer Price Index: All Groups Index for Sydney, for the immediate past quarter

CPI_1 the Consumer Price Index: All Groups Index for Sydney, applied at the time of granting the development consent as shown on the development consent.

Note: The minimum payment will not be less than the contribution amount stated on the consent.

The contribution is to be paid to Council, or evidence that payment has been made is to be submitted to the Principal Certifying Authority, **prior to the issuing of a Construction Certificate**.

Council may accept works in kind or other material public benefits in lieu of the contribution required by this condition subject to and in accordance with the requirements specified in the Section 7.12 Contributions Plan.

Note: The payment of a Section 7.12 contribution over an amount of $5,000 may only be paid by Bank Cheque (i.e. personal or company cheques will not be accepted). Contributions of $5,000 or less may be paid by cash, EFTPOS, cheque or credit card. Payments by credit card may be subject to a surcharge.

60. All fees, levies, bonds and/or contributions as required by this Determination Notice must be paid to relevant the authority/entity, **prior to the issuing of a Construction Certificate.**

61. **Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Principal Certifying Authority prior to the issue of the **Construction Certificate**.

62. **Structural Certification.** The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant BCA requirements prior to the release of the **Construction Certificate**.

63. **Sydney Water – Building Plan Approval.** The plans approved as part of the Construction Certificate must also be approved by Sydney Water prior to excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please go to www.sydneywater.com.au/tapin to apply.

64. Re-routing of the sewer and easement shall be approved by Sydney Water and evidence of the approval must be submitted to the principal certifier, prior to the issuing of a construction certificate.

65. **Reflectivity of materials.** Roofing and other external materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Principal Certifying Authority prior to the release of the **Construction Certificate**.

66. **Fire Safety**. The dwelling being equipped with a smoke alarm system as required by Part 3.7.5 of the Building Code of Australia – Volume Two.

    Mains powered smoke alarms complying with Australian Standards AS 3786-2014 are to be installed at or near the ceiling in

    (a) Any storey containing bedrooms
        (i) Between each part containing bedrooms and the remainder and
        (ii) Where bedrooms are served by a hallway, in that hallway, and

    (b) Any other storey not containing bedrooms.

    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.**

PRIOR TO COMMENCEMENT OF CONSTRUCTION

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

67. 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.

68. **Site Sign**
    (a) A sign must be erected in a prominent position on site, prior to the commencement of construction:
        (i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
        (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
        (iii) stating that unauthorised entry to the work site is prohibited.

    (b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

69. **Excavation adjacent to adjoining land**
    (a) If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must, at their own expense, protect and support the adjoining premises from possible damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.
    (b) The applicant must give at least seven (7) days notice to the adjoining owner(s) prior to excavating.
    (c) An 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.

70. **Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with Safework NSW requirements and be a minimum of 1.8m in height.

71. **Dial Before You Dig**. A free national community service to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use every day – 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 an professional excavator, the potential for injury, personal liability and even death exists everyday. Obtaining accurate information about your work site significantly minimises these risks.

72. **Toilet Facilities**. 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.

DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

73. **Critical Stage Inspections.** The person having the benefit of this consent is required to notify the Principal Certifying Authority during construction to ensure critical stage inspections are undertaken.

74. **Noise from construction work.** All feasible and reasonable measures must be implemented to minimize the emission of noise from construction work.

75. **Construction materials.** All materials associated with construction must be retained within the site.

76. **Site Facilities**

The following facilities must be provided on the site:
(a) toilet facilities in accordance with Safework NSW requirements, at a ratio of one toilet per every 20 employees, and

(b) a garbage receptacle for food scraps and papers, with a tight fitting lid.

77. **Site maintenance**

The applicant must ensure that:
(a) approved sediment and erosion control measures are installed and maintained during the construction period;

(b) building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held;

(c) the site is clear of waste and debris at the completion of the works

78. **Work within public road.** At all times work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 “Traffic Control Devices for Work on Roads”.

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

79. **Fire Safety:** A single and complete *Fire Safety Certificate*, certifying the installation and operation of all of the fire safety measures within the building must be submitted to Council with the *Occupation Certificate*. Details of *critical stage* inspections carried out by the principal certifying authority together with any other certification relied upon must be provided to Council with the occupation certificate.

End of Consent.

CALADINES
TOWN PLANNING PTY LTD

Statement of Environmental Effects

Alterations and Additions to Chemist Shop

67-71 Burwood Road

Burwood

3 September 2025

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1.0 Introduction

This Statement of Environmental Effects (SEE) has been prepared by Caladines Town Planning Pty Ltd on instructions from CW Retail Services and forms part of a development application (DA) submitted to Burwood Council seeking development consent to facilitate the expansion of the existing chemist shop at 69 Burwood Road Burwood into adjoining shops known as 67 and 71 Burwood Road Burwood for use as a consolidated chemist shop. The proposal also includes a small addition to the rear of 71 Burwood Road.

This SEE has been prepared pursuant to Section 4.12 "Application" of the Environmental Planning and Assessment (EP&A) Act, 1979 and Clause 24 of the Environmental Planning and Assessment Regulation, (EP&A Reg's) 2021.

The SEE provides a description of the site and surrounds, a comprehensive description of the proposed development, a summary of the relevant planning controls and an assessment of the environmental effects that the proposed development will have on the surrounding urban environment. Further, the report sets out what measures will be introduced to mitigate any environmental impacts.

The report concludes that after examining the environmental effects of the proposed development against the Evaluation criteria set out under Section 4.15 (1) of the EP&A Act 1979, the proposal will have no unreasonable environmental impacts upon the surrounding built and natural environments.

Accordingly, in our opinion, the application is worthy of approval

2.0 The Site & Surrounding Neighbourhood

The site is located on the western side of Burwood Road between George Street and Park Avenue Burwood. The site consists of two (2) rectangular shaped parcels of land that have their main street frontage facing east towards Burwood Road.
Burwood Road is a collector road that is orientated in a north-south direction and carries a low-medium volumes of traffic on a daily basis. Burwood Road is afforded 1 lane of traffic in each direction, with timed kerb side parking on both sides of the road.

The subject site has a secondary street frontage to John Street, which can best be described as a rear laneway that services those shops fronting Burwood Road.
The shops on the subject site are two (2) storeys in height and are surrounded by a variety of commercial and retail buildings, which forms the Burwood CBD and main retail spine. There are also some new high density residential apartments within the visual catchment of the site.

The shop at 71 Burwood Road is attached to shops known as 73-77 Burwood Rd that are listed under the Burwood LEP 2012 as local heritage items. Shop numbers 73-77 Burwood Road are under separate Torrens Title and individually owned

Nos. 71-77 Burwood Road, has historic local and aesthetic significance as part of an early subdivision and Federation period of development in the local area constructed in 1898. The first floor façades retain their original form and detailing such as decorative parapets.

The first floor of Nos. 71-77 Burwood Road has local aesthetic significance as shops constructed in the Federation Free style in 1898. The first floor facades retain their original form and detailing such as decorative parapets. The heritage significance of the subject shop at 71 Burwood Road is confined to the 1st floor façade, not the entire shop. See location map at **Figure 1,** aerial photo of the site at **Figure 2 and Figure 3** and photos of the site and surrounds at **Figures 4** -**10.**

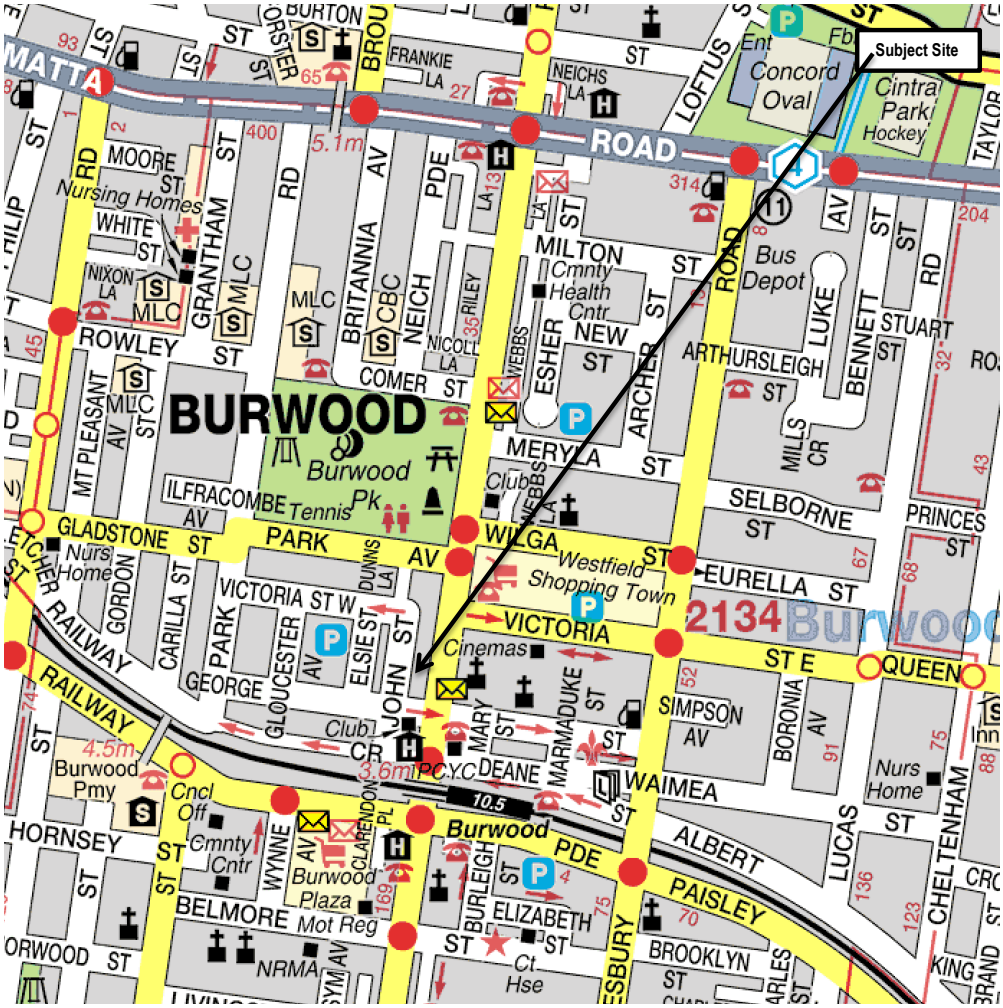


Figure 1
Source: UBD

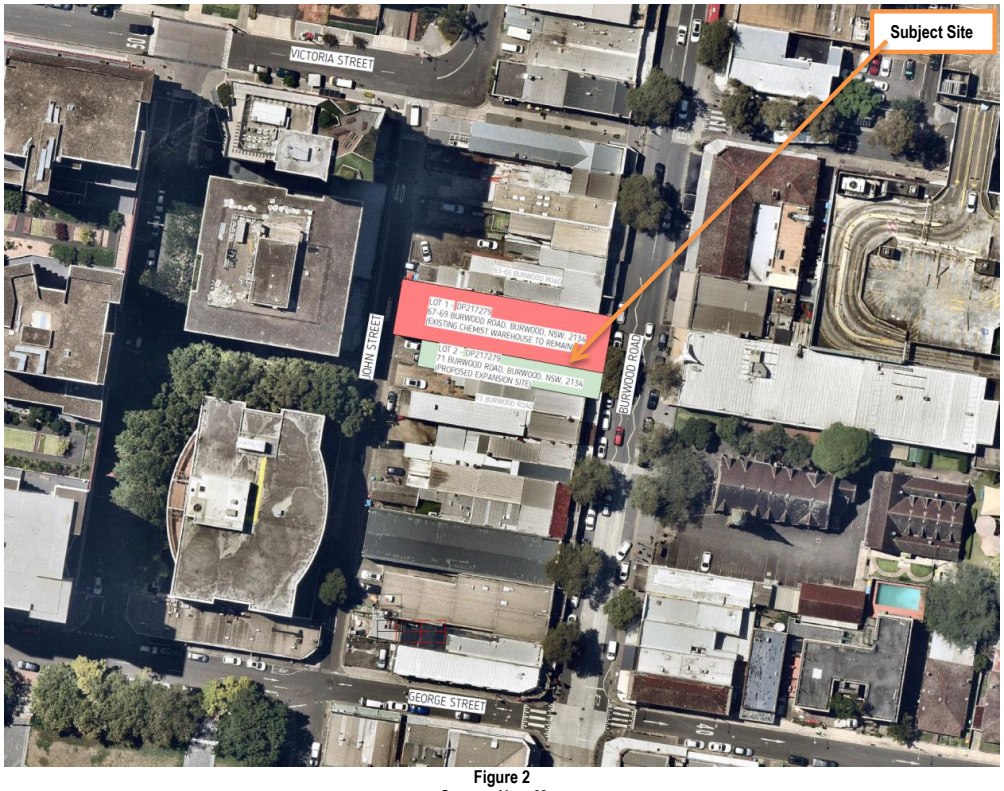


Figure 2
Source: Near Map



Figure 3
Source: Explorer Maps



Figure 4
View West Towards Existing Shops at 71 – 77 Burwood Road and Existing Chemist Shop Next Door at 69 Burwood Road



Figure 5
View West from Burwood Road Towards Existing Chemist Warehouse Shop at 69 Burwood Road

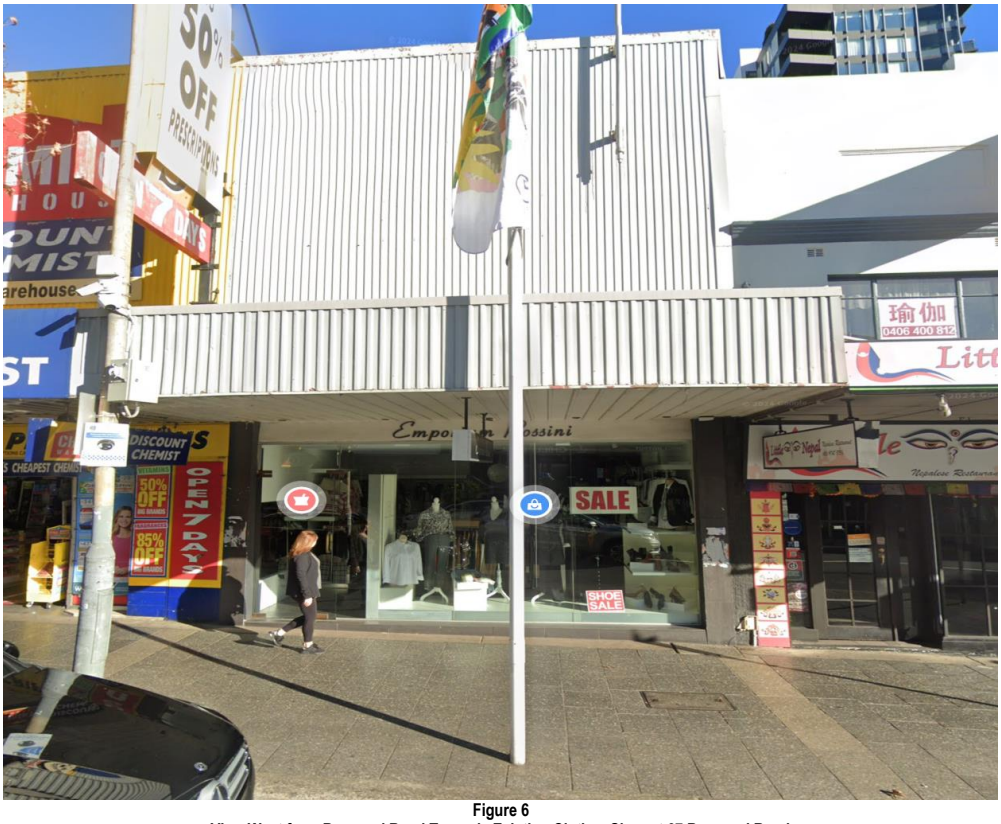


Figure 6
View West from Burwood Road Towards Existing Clothes Shop at 67 Burwood Road



Figure 7
View South Along Burwood Road



Figure 8
View North Along Streetscape of Burwood Road



Figure 9
View East Towards Church Fronting Burwood Road



Figure 10
View North Along Streetscape of Burwood Road – Shops on Eastern Side of Burwood Road



Figure 11
View East Towards Rear (John Street) - 69, 71 and 73 Burwood Road

3.0 Site Details

The site consists of two (2) rectangular shaped parcels of land, legally described as Lot 7 in DP 608725 and Lot 1 in DP 217279. Both lots contain small shops and form part of the Burwood retail spine. See **Figure 12.**

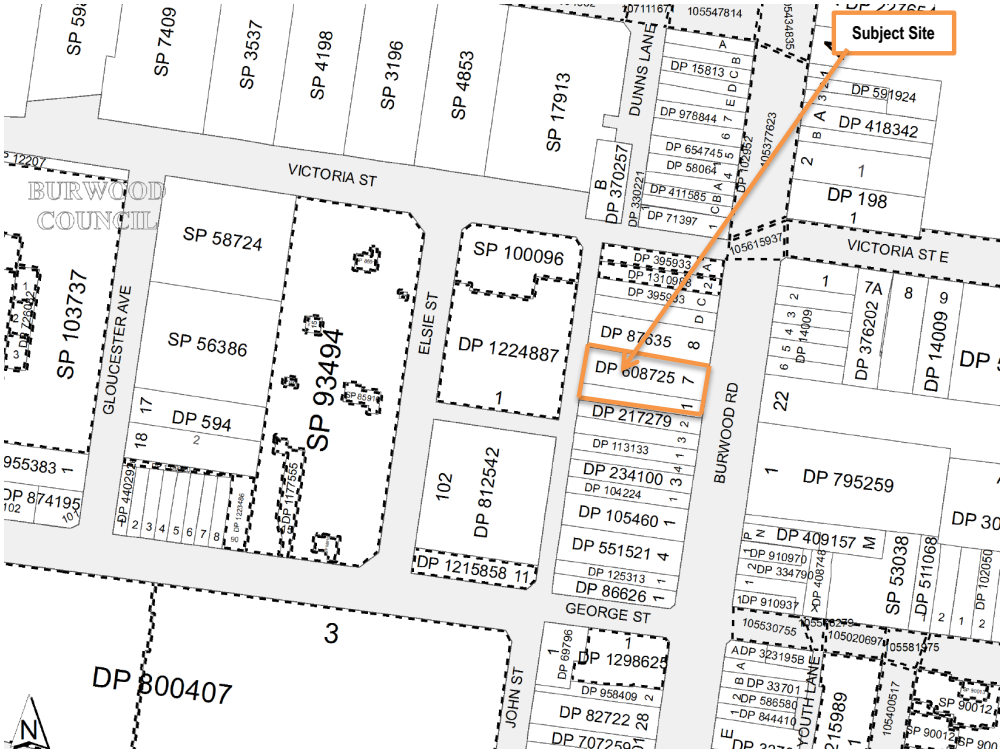


Figure 12
Source: NSW Land Registry Services

3.1 Town Planning History

A schedule of all applications lodged for land at 67-71 Burwood Road Burwood between 2009 and 2021 are set out in Table 1.

Table 1

Show	Application Number	Application Type	Lodgement Date	Details
Details	13.2010.14.1	Occupation Certificate	11/05/2010	67-69 Burwood Rd, Burwood 2134 NSW **Internal alterations to existing retail fitout and internal fitout.**
Details	11.2010.14.1	Complying Development	15/04/2010	67-69 Burwood Rd, Burwood 2134 NSW **Internal alterations to existing retail fitout and internal fitout.**
Details	12.2007.116.1	Construction Certificate	02/07/2007	67-69 Burwood Rd, Burwood 2134 NSW **Upgrade shop front and signage for existing Dick Smith Electronics.**
Details	11.2007.7.1	Complying Development	27/06/2007	67-69 Burwood Rd, Burwood 2134 NSW **Internal shop fitout for existing Dick Smith Electronics.**
Details	10.2007.116.1	Development Application	14/05/2007	67-69 Burwood Rd, Burwood 2134 NSW **Upgrade shop front and signage for existing Dick Smith Electronics.**
Show	Application Number	Application Type	Lodgement Date	Details

Show	Application Number	Application Type	Lodgement Date	Details
Details	13.2021.2.1	Occupation Certificate	12/04/2021	71 Burwood Rd, Burwood 2134 NSW **Conversion/Change of Use Shop - Fitout**
Details	11.2021.2.1	Complying Development	05/01/2021	71 Burwood Rd, Burwood 2134 NSW **Conversion/Change of Use Shop - Fitout**
Details	13.2018.149.2	Occupation Certificate	13/09/2019	71 Burwood Rd, Burwood 2134 NSW **Refurbishment/Fitout Shop - Fitout of an existing shop for the purpose of selling cosmetics and hot and cold (non- alcoholic) takeaway drinks**
Details	12.2018.149.1	Construction Certificate	12/06/2019	71 Burwood Rd, Burwood 2134 NSW **Refurbishment/Fitout Shop - Fitout of an existing shop for the purpose of selling cosmetics and hot and cold (non- alcoholic) takeaway drinks**
Details	10.2018.149.1	Development Application	24/12/2018	71 Burwood Rd, Burwood 2134 NSW **Refurbishment/Fitout Shop - Fitout of an existing shop for the purpose of selling cosmetics and hot and cold (non- alcoholic) takeaway drinks**
Details	10.2014.21.1	Development Application	13/02/2014	71 Burwood Rd, Burwood 2134 NSW **Change of use and fitout to Beauty Salon.**
Details	10.2009.151.1	Development Application	09/07/2009	71 Burwood Rd, Burwood 2134 NSW **Proposed Chinese herbal & massage shop.**
Show	Application Number	Application Type	Lodgement Date	Details

4.0 The Proposal

The proposed development consists of expanding the ground floor area of the existing Chemist Warehouse shop at 69 Burwood Rd into the shops at 67 Burwood Road and 71 Burwood Road and construct a small addition at the rear of 71 Burwood Road.
The overall development would allow the shops at 67-71 Burwood Road to be consolidated and used as a chemist shop, operated by Chemist Warehouse.

Access to the proposed front entrance of the chemist will be provided via the existing sliding door off Burwood Road whilst the rear entrance access is proposed off John Street from the rear car parking spaces.

As mentioned above, a small addition, comprising of 56.58m2 of GFA is proposed at the rear of 71 Burwood Road. However this addition will reduce the number of car spaces associated with the consolidated chemist shop by 2 vehicles. Justification for this additional GFA and loss of 2 spaces is provided by Craig Hazell from Traffic Solutions Pty Ltd whose report accompanies the DA.

The proposed building works in more detail are set out below:

- Internal demolition works to the ground floor areas of the consolidated chemist shop at 67-71 Burwood Road. This includes the removal of load bearing and none loading bearing walls. No works are proposed to the 1st floor of any of the shops.
- demolish the internal fittings and fixtures and construct a small addition (56.58m2) behind 71 Burwood Road. The roof over this area will consist of metal deck sheeting. See **Figure 13;**
- Removal of 2 rear outdoor car spaces at the rear of the existing shop at 71 Burwood Road;
- The 2 car spaces at the rear of 67-69 Burwood Road will be undercover from existing level 1 above. The 2 car spaces at the rear of 71 Burwood Road will be open to the sky;
- The four (4) car spaces at the rear of the site will sit on a new hard standing asphalt surface;
- No additional waste collection and unloading services are proposed;
- There will be 8-9 full time staff on site at any one time. Part time staff will increase employee numbers to 18 during peak periods on weekends and Thursday nights;
- The hours of operation will not change from the current hours of operation;

- Majority of staff use public transport (bus and train) as no car spaces are available for most staff;
- fit out works, such as new shelving, new dispensary, reorientation of shelves, new consultancy rooms, new toilets and wash basins and storage areas are proposed;
- the existing front door associated with 71 Burwood Road is to be fixed shut;

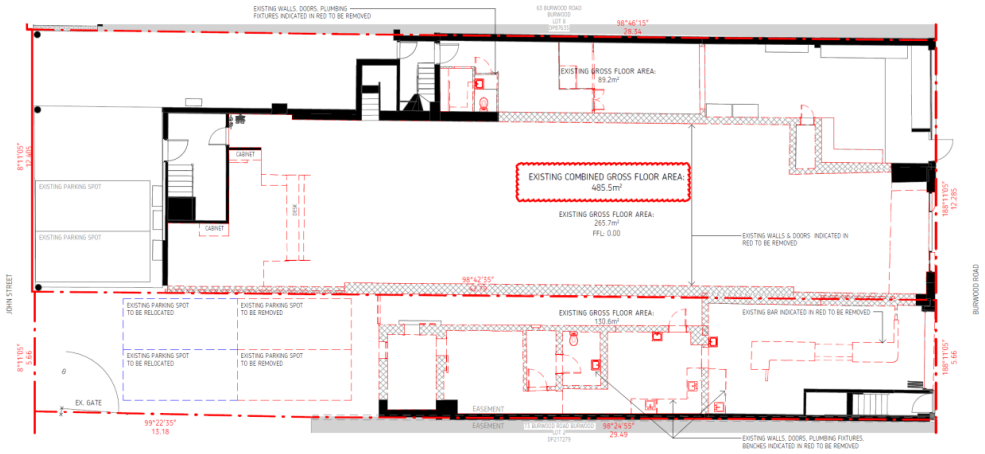


Figure 13
Demolition Plan
Source: CW Retail

Waste Storage and Handling of Waste Streams

Based on the total waste generated by the development, the following Mobile Garbage Bins (MGBs) will be provided:

- 1 x 1,100L General Waste MGB's – collected and emptied once a week.
- 2 x 1,100L Recycling Waste MGB's – collected and emptied once a week.

Due to the State Government mandate, an organic food waste bin will now need to be provided.

- 1 x 240L Organic Waste MGB – collected and emptied once a week. See **Figure 14.**

The following figure illustrates the scaled diagram of the MGB's within the waste storage area.

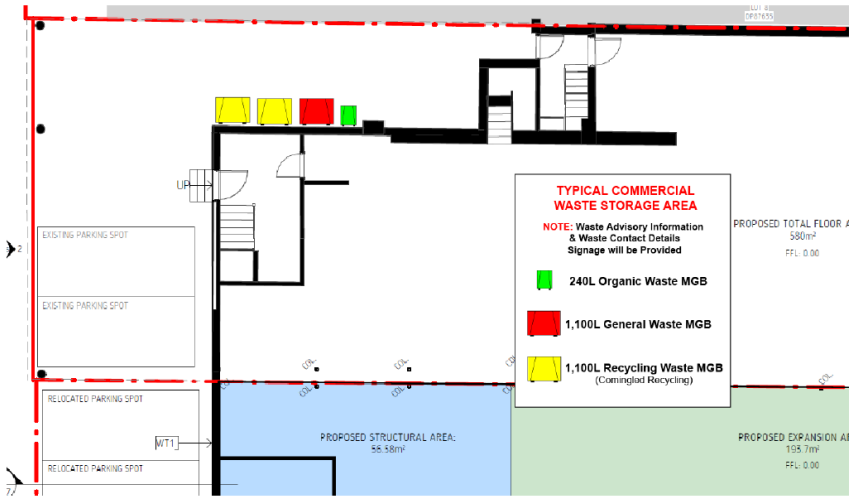


Figure 14
Source: CW Retail

Waste collection services are provided by private waste contractor. That same contractor will remain.

To assist the smooth bin collection runs, the design of the waste bin bay enables drivers to pick up, empty and replace the bins safely, it's important to:

- ensure the bins are not overfilled with the lids shut to avoid spills and to protect it from insects and vermin.

The waste collection vehicle will occur outside of normal business hours. The vehicle will park outside the rear of the site in John Street, which is a one-way street heading south. The waste bins will be ferried from the waste storage area to/from the waste vehicle emptying the MGB's. Once all the MGB's have been emptied and returned to the waste storage area off John Street, the waste vehicle will move on to their next client.

Floor Plate Layout

Figure 15 shows the consolidated floor plate layout

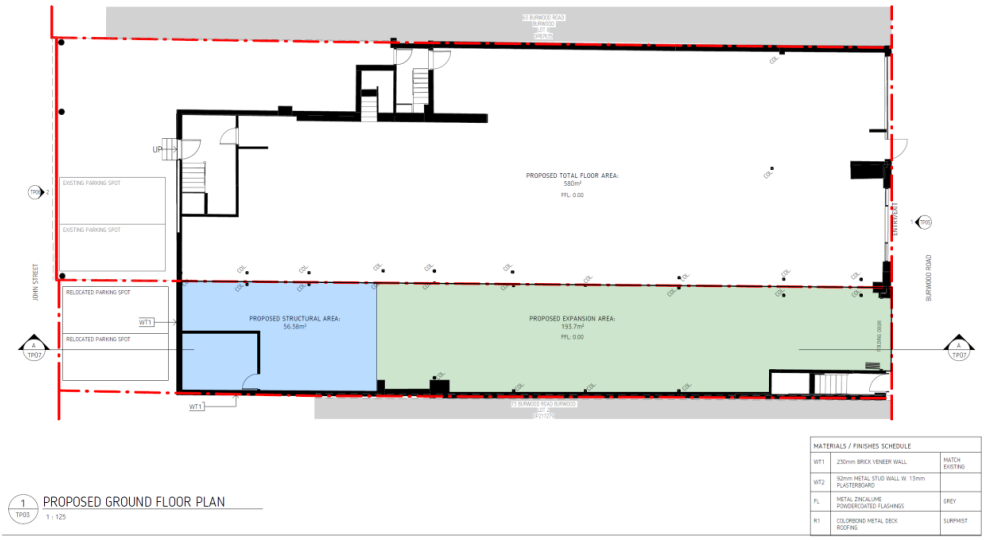


Figure 15
Proposed Consolidated Ground Floor Layout
Source: CW Retail

Loading/Unloading Area

The site is afforded an existing loading dock at the rear of the site, which is accessed off John Street. Chemist Warehouse is serviced by small vans, usually 3-4 times a week.

The existing arrangements for deliveries and collection of waste will continue from the rear of the shops.

On Site Car Parking

The consolidated chemist shop is proposed to be afforded 4 car spaces that are parked perpendicular to the rear of the shop. These spaces are for staff parking only and will be allocated by the stores manager.

The applicant's traffic engineer from Traffic Solutions Pty Ltd has advised that an estimated traffic generation potential of 6 vehicle trips in the peak hours, should this occur, and as such will not have any unacceptable traffic impacts on the surrounding road network.

The existing on street car parking restrictions will ensure a turnover of car parking, multipurpose trips by customers and the provision of very good public transport that will cater for the minor car parking increase generated by this proposal based upon Council's DCP requirements.

Having regards to this car parking assessment, the shortfall in car parking can readily be absorbed into the public car parking areas surrounding the site. This includes on street car parking as well as car spaces available in adjacent public car parks.

Also, from a general town planning perspective, it needs to be recognized that chemist shops are a fundamental service support establishment. The majority of customers do not attend a local business centre to specifically attend a chemist shop and then go home or go back to their place of employment. Most are there for other needs, such as purchasing food (supermarkets, fast food etc), general shopping in small stores, purchasing fundamental goods and services with many there

benefiting from their place of employment. In other words, the average customer does not specifically attend the business centre to purchase goods from the chemist shop their journey to a chemist shop is usually ancillary or secondary to other ventures within a business centre. Therefore the chemist shop on its own does not in itself trigger a significant demand for on-site car parking.

Therefore, having regards to the above, we hold the view that there is adequate public car parking provided in this business precinct to justify the two (2) car spaces lost as a result of the 56.58m2 addition to 71 Burwood Road.

5.0 Statutory Compliance Assessment

The following is a summary assessment of the proposed development under the heads of consideration pursuant to the provisions contained with Section 4.15 (1) of the EP&A Act 1979.

Section 4.15 (1) (a) (i)
The provisions of any environmental planning instrument
Burwood Local Environmental Plan (BLEP) 2012
Comment

The property is zoned MU1 Mixed Use under the provisions of Burwood LEP 2012. See extract of zone map at **Figure 16** and the MU1 Mixed Use zone objectives follow on from that. Commercial premises (retail premises) are permissible under the sites MU1 Mixed Use zone.

Zone MU1 Mixed Use

1 Objectives of zone

- *To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*

2 Permitted without consent

Home occupations; Roads

3 Permitted with consent

*Amusement centres; Attached dwellings; Boarding houses; Car parks; Centre-based child care facilities; **Commercial premises**; Community facilities; Entertainment facilities; Function centres; Group homes; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4*

4 Prohibited

Agriculture; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Rural supplies; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water

recreation structures; Water storage facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

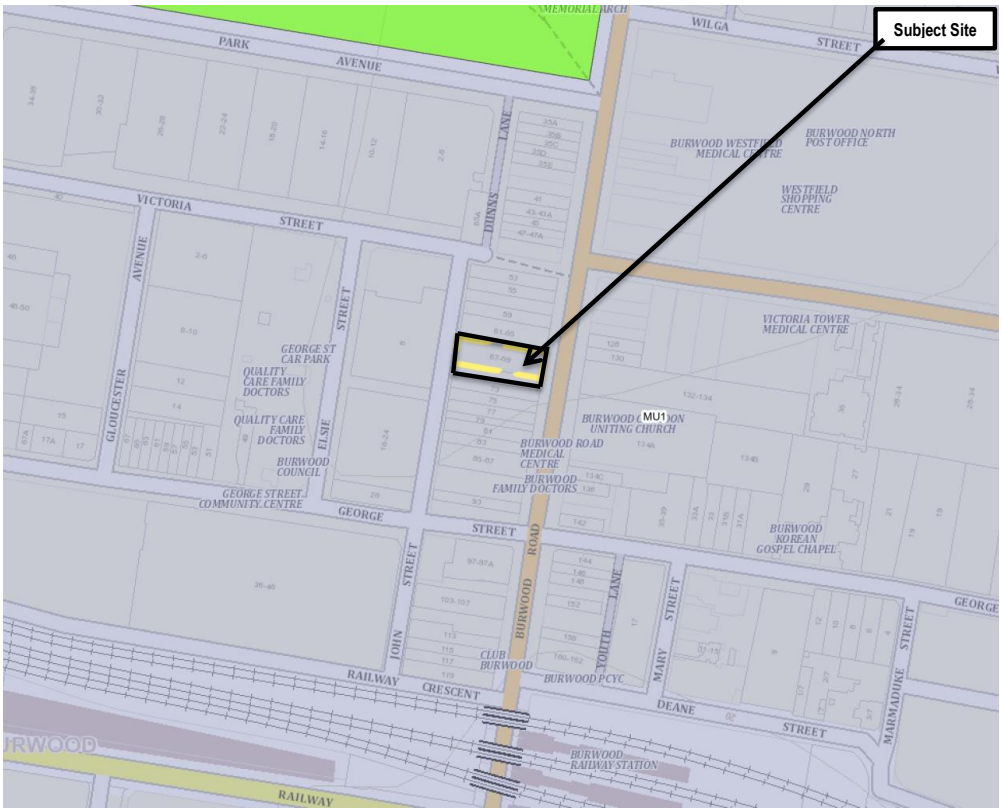


Figure 16
Source: Burwood LEP 2012 - Zone Map

Comment
The proposal satisfies the relevant zone objectives for the following reasons:

- Commercial Premises (retail premises) are permissible in the zone;
- Promotes additional employment opportunities;
- Adequate on site and off site car spaces are available to serve any additional demand by employees;
- The majority of staff attend the site by public transport;
- Shops are complimentary to the main retail spine of the Burwood CBD and
- The proposal will enhance the shops interface with the public domain by promoting the activation of Burwood Road and the centre as a whole;

Part 2 Permitted or Prohibited Development

2.4 Unzoned land
Comment
Not applicable

2.5 Additional permitted uses for particular land
Comment
Not applicable

2.6 Subdivision—consent requirements
Comment
Not applicable

2.7 Demolition requires Development Consent
Comment
Those parts of the existing shops that are to be demolished are shown on the architectural drawings and discussed in the submission. The proposed demolition work primarily relate to load bearing and non-load bearing party walls between the existing shops. No external work to the shops presentation to Burwood Road is proposed. The rear of the shop at 71 Burwood Road is subject to a small addition which faces John Street.
While some building works are proposed to the rear of the consolidated shop, the colours and materials chosen will complement the existing colours and materials that are on the interface with John Street.

2.8 Temporary use of land
Comment
Not applicable

2.9 Canal Estate Development Work Prohibited
Comment
Not applicable

Part 3 Exempt and complying development

3.1 Exempt development
Comment
Not applicable

3.2 Complying Development
Comment
Not applicable

3.3 Environmentally Sensitive Areas Excluded
Comment
Not applicable

Part 4 Principal development standards

4.1 Minimum subdivision Lot Size
Comment
Not applicable

4.1AA Minimum Subdivision Lot Size for Community Title Schemes
Comment
Not Applicable

4.1A Minimum Lot Sizes for Dual Occupancies
Comment
Not Applicable

4.1B Subdivision of Dual Occupancies in Zone R2
Comment
Not Applicable

4.2 Rural subdivision
Comment
Not applicable

4.3 Height of Buildings
Comment
The site is subject to a building height control of 60m. See **Figure 17**. There is to be no change to the proposed consolidated the height of the shops. This control is therefore satisfied.

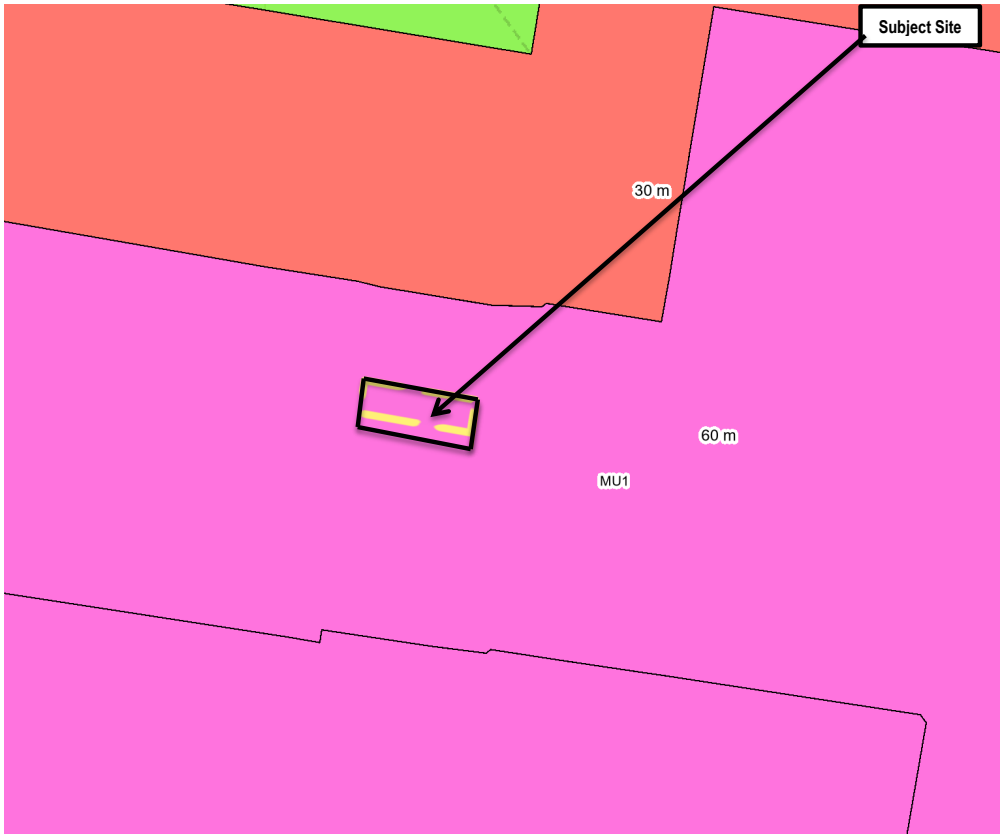


Figure 17
Source: Burwood LEP 2012 – Height of Building Map

***4.4* Floor Space Ratio**
Comment
The site is subject to a maximum FSR of 4.5:1. See **Figure 18**. The proposal seeks to increase the amount of floor space approved for the site by 56.58m2. The FSR for the combined shops is well below the standard of 4.5:1 and therefore satisfies this control.

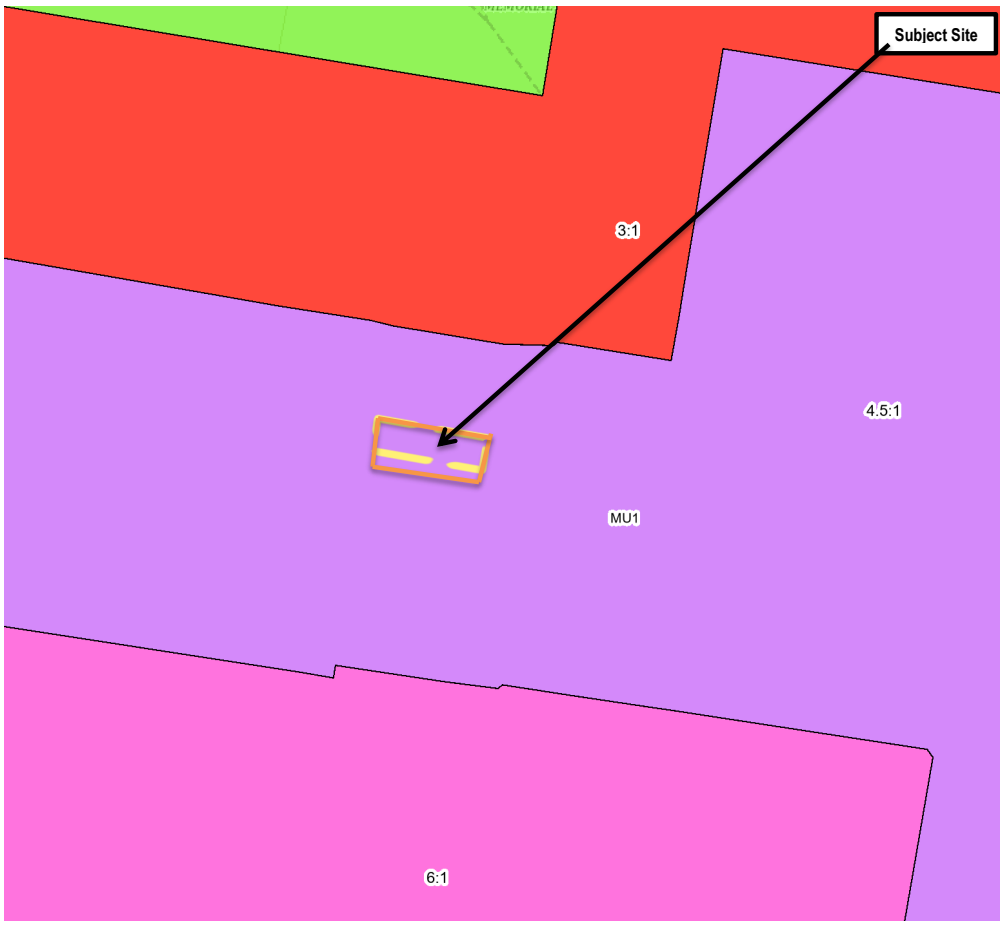


Figure 18
Source: Burwood LEP 2012 – FSR Map

4.5 Calculation of floor space ratio and site area
Comment
The calculation of floor space and site area complies with this control.

4.6 Exceptions to development standards
Comment
The proposal does not seek to vary any development standards within BLEP 2012 and therefore this control is not applicable to this application.

Part 5 Miscellaneous provisions

5.1 Relevant acquisition authority
Comment
Not applicable

5.1A Development on land intended to be acquired for public purposes
Comment
Not applicable

5.2 Classification and reclassification of public land
Comment
Not applicable

5.3 Development near zone boundaries
Comment
Not applicable

5.4 Controls relating to miscellaneous permissible uses
Comment
Not applicable

5.5 Controls Relating to Secondary Dwellings on Land in a rural Zone
Comment
Not applicable

5.6 Architectural roof features
Comment
Not applicable

5.7 Development below mean high water mark
Comment
Not applicable

5.8 Conversion of fire alarms
Comment
Not applicable

5.9 Dwelling House or Secondary Dwelling Affected by Natural Disaster
Comment
Not applicable

5.10 Heritage conservation
Comment
Shop 71 Burwood Road, is listed as a local heritage item under BLEP 2012. See heritage map at **Figure 19**.

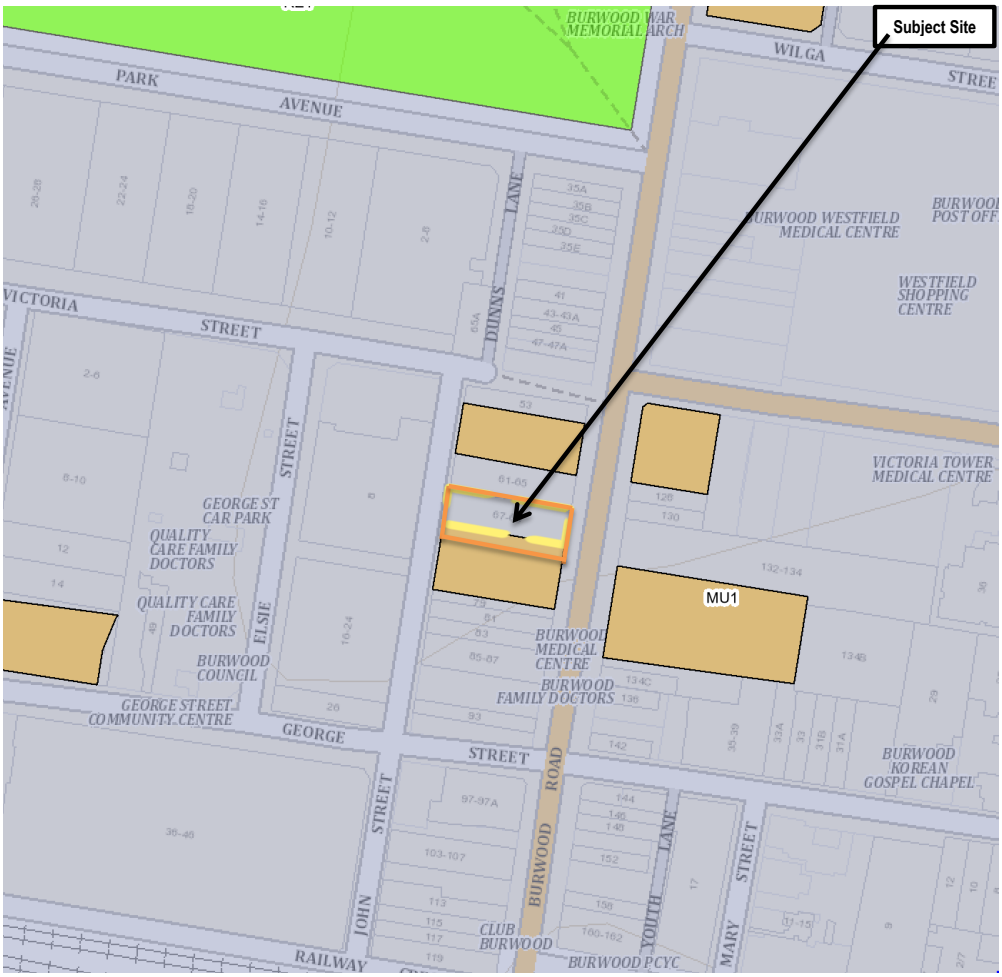


Figure 19
Source: Burwood LEP 2012 – Heritage Map

The application is accompanied by a Heritage Impact Assessment (HIA), prepared by Greg Patch of Archnex Designs. His general commentary is that the proposal will have no impact upon the heritage significance of the first floor of 71 Burwood Road or other neighbouring heritage items.

The rear addition and internal fit out works will not adversely affect the heritage significance of the shop at 71 Burwood Road or other shops in the vicinity of Burwood Road.

The heritage significance of the shop at 71 Burwood Road is set out below:

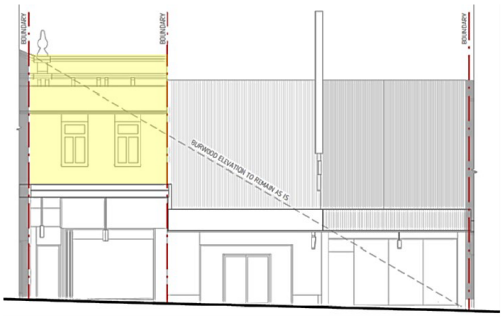
Statement of significance
The State Heritage Inventory (SHI) entry for the item states its significance as follows:

Statement Of Significance
Nos. 71-77 Burwood Road, Burwood has historic and aesthetic significance as part of an early subdivision and Federation period of development in the local area constructed in 1898. The first floor façades retain their original form and detailing such as decorative parapets. See **Figure 20.**

Criteria a)
Historical Significance
The building at 71 Burwood Road is of local historical significance as part of an early subdivision and Federation period of development in the local area constructed in 1898.

Criteria c)
Aesthetic/Technical Significance
The first floor of Nos. 71-77 Burwood Road has local aesthetic significance as shops constructed in the Federation Free style. The first floor facades retain their original form and detailing such as decorative parapets.

Criteria g)
Representative
The building is a representative example of shopfronts constructed in the Federation Free style in 1898



Extract CWR Dwg. TP05 - Proposed Burwood Road Elevation. Portion of Heritage Item.

Figure 20
Source: Archnex Designs

5.11 Bush fire hazard reduction
Comment
Not applicable

5.12 Infrastructure development and use of existing buildings of the Crown
Comment
Not applicable

5.13 Eco-tourist facilities
Comment
Not applicable

5.14 Siding Spring Observatory—maintaining dark sky
Comment
Not applicable

5.15 Defence communications facility
Comment
Not applicable

5.16 Subdivision of, or dwellings on, land in certain rural, residential or Conservation Zones
Comment
Not applicable

5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations
Comment
Not applicable

5.18 Intensive livestock agriculture
Comment
Not applicable

5.19 Pond-based, tank-based and oyster aquaculture
Comment
Not applicable

5.20 Standards That cannot Be Used to Refuse Consent – Playing and Performance Music
Comment
Not applicable

5.21 Flood Planning
Comment
Not applicable

5.22 Special Flood Considerations
Comment
Not applicable

5.23 Public Bushland
Comment
Not applicable
5.24 Farm Stay Accommodation
Comment
Not applicable

5.25 Farm Gate Premises
Comment
Not applicable

Part 6 Additional Local provisions—Generally

6.1 Acid Sulfate Soils
Comment
Not applicable

6.2 Repealed

6.3 Active Street Frontages
Comment
Not applicable

6.4 Location of Sex Services Premises
Comment
Not applicable

6.5 Design Excellence in Zones E1 and MU1
Comment
The site is not being developed to its full potential in order to consider this control.

6.6 Development on Land at Cooper Street Strathfield
Comment
Not applicable

6.7 Development on Land at 1-1A Cheltenham Road Croydon
Comment
Not applicable

6.7 Development on Land at 1-1A Cheltenham Road Croydon
Comment
Not applicable

6.8 Development on Certain Land at Burwood
Comment
Not applicable

Schedule 1 - Additional Permitted Uses
Comment
Not applicable

Section 4.15 (1) (a) (ii)
The Provision of Any Proposed Environmental Planning Instrument
There are no proposed environmental planning instruments that would prohibit the proposed use or give rise to require changes to the proposed building design and layout.

Section 4.15 (1) (a) (iii)
Development Control Plans (DCPs)

Burwood Development Control Plan 2012
The relevant aims of this DCP are set out below:

The aims of this DCP are:

- *To provide a clear framework of detailed provisions to be complied with or taken into account in development assessment for the assistance of the community and the development industry.*
- *To help maintain and enhance the quality of the natural and built environments in the Burwood LGA through the development assessment process.*
- *To improve the environmental and social sustainability of development.*
- *To increase the participation of the community in development assessment decisions.*

3 Development in Centres and Corridors

3.2.1 Building Design

Objectives

O1 To ensure that new buildings:

- Represent architectural and urban design excellence.
- Provide cohesive and visually interesting building appearance.
- Respond to surrounding notable buildings and enhances the streetscape.
- Integrate roof design with the building character and enhances the skyline.
- Encourage rooftop gardens and planting on structures that enhance the quality and amenity of open space.

Comment
The proposal involves the ground floor fit out of the existing shops at 67-71 Burwood Road Burwood. This includes the demolition of loadbearing and non-load bearing walls, shelving, racking, storerooms, desks etc.
The primary building work response is to the rear of 71 Burwood Road, which involves a small addition comprising of 56.58m2 of retail floor space. The design is simplistic and extends over 2 existing tandem car spaces. A new brick wall faces the lane, with 2 existing perpendicular car spaces sited in front of the wall. Another 2 car spaces sit behind the existing chemist shop at 69 Burwood Road. Like the spaces behind 71 Burwood Road these will be sited on a hard standing asphalt surface. The overall development is provided with a total of 4 car spaces.
The small addition will fill in the rear of the site to better enhance the new facades presentation in the streetscape to John Street.

3.2.2 Materials and Finishes

Objectives

O1 To ensure that the use of superior quality external materials and finishes:

- Contributes to architectural and urban design excellence.
- Provides cohesive and visually interesting building appearance.
- Responds to surrounding notable buildings and enhances the streetscape.
- Provides longevity in external materials and finishes that are of superior quality.

Comment
The Burwood Road street façade of the subject shops is largely not changing. The rear façade facing John Street is changing as a result of the small addition to the rear of 71 Burwood Road.
The rear of the shop provides for a new brick façade that matches the existing façade at 67-69 Burwood Road. Overall, the new brick design, the colours proposed and materials will integrate with other new shop facades along John Street.

3.2.4 Street-Front Activities and Building Access

Objectives

O1 To encourage pedestrian safety, visual interest and activity at street level.

O2 To promote street front activities, especially along streets of high pedestrian use.

O3 To create building entrances that are safe and contribute positively to the streetscape and building façade design.

O4 To further strengthen activity along classified roads in centres such as Burwood Road, Liverpool Road, Georges River Road and Parramatta Road.

Comment
There are no substantial changes to the façade of the shops fronting Burwood Road. Little pedestrian activity occurs along John Street as there is no pedestrian footpath on the interface with John Street. The enlargement of the chemist shop will encourage greater foot traffic along this end of Burwood Road to create activity and safety of shoppers.

3.2.19 Access and Mobility

Objectives

O1 To ensure development is designed to facilitate access by the whole community including those with mobility impairment.

Comment
No change to the accessibility of pedestrians into the combined shop. The single point of entry to 71 Burwood Road is being closed to establish one (1) point of entry and exit through a glass sliding door at 69 Burwood Road.

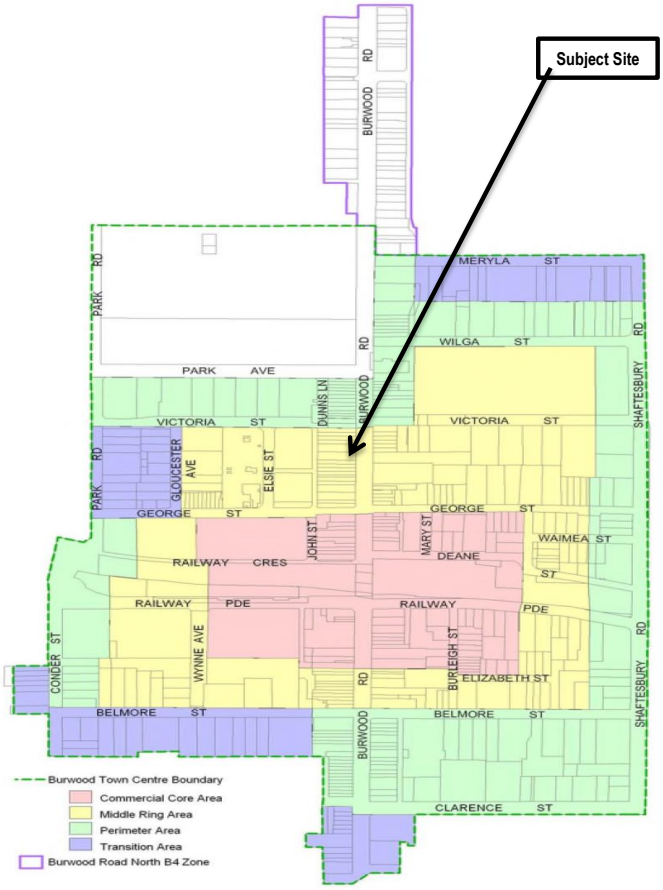
3.3.2 Burwood Town Centre Areas

Overview

The BTC is divided into Areas known as the Commercial Core, Middle Ring, Perimeter and Transition Areas. These are shown in **Figure 24** - Burwood Town Centre Areas map.

For each of the four Areas, this section provides more detailed controls that aim to achieve the desired urban form in each area consistent with the development standards in the BLEP 2012.

Burwood Road is the main street in the BTC. It has a distinct role and current and future built form, and is subject to specific building controls.



Comment
The subject site is located within the Middle Ring Area of the Burwood Town Centre. See **Figure 24** above.

3.9.2 Burwood Town Centre and Strathfield Town Centre

Objectives

O1 Improve traffic management in the Centres to minimise congestion and adverse environmental and amenity impacts.

O2 Maintain the operational viability of public transport services, with particular regard to the needs of buses.

O3 Increase the use of public transport, walking and cycling for trips generated by new development.

O4 Ensure the appropriate provision of parking supply to meet the different needs of users and encourage the regional competiveness of the Town Centres.

O5 Emphasise the availability of short-stay parking for visitors to the Town Centres, being customers of businesses, shops and services and visitors to residents of the Centres.

O6 Facilitate expansion of convenient public off-street parking areas by providing opportunities for voluntary developer contributions in place of on-site parking and establishing a planning framework for provision of additional public parking areas.

O7 Ensure that the community's investment in and use of parking infrastructure is efficient, has regard to site features and the patterns of demand in the centres.

O8 Require a broader assessment of transport, traffic and parking factors in the Development Application process.

O9 Ensure that appropriate criteria for safety and personal security are applied to the location, accessibility and design of parking areas, to loading, unloading and service facilities, to the needs of people with disabilities, and to facilities for cyclists and pedestrians.

Comment

The consolidation of the three (3) shops and their presentation to Burwood Road will largely remain the unchanged.

The provision of on-site car parking is reduced by 2 spaces. This allows a small addition of 56.58m2 to be generated behind 71 Burwood Road. A total of 4 perpendicular staff car spaces off John Street are provided. Whilst a total of 2 car spaces are proposed to be deleted, the applicants traffic engineer, Craig Hazell from Traffic Solutions Pty Ltd confirms that the loss of 2 car spaces is not unreasonable, given none of the car spaces provided are for use by the general public, they are provided to specific management staff within the proposed chemist shop and each is sign posted accordingly. Further, the majority of staff use the excellent public transport available in this precinct.

6.2 Waste Management

6.2.1 Aims and Objectives

This aim of this BDCP section is to achieve effective waste management and minimisation in the Burwood local government area. It applies to all areas of Burwood local government area.

The objectives of this BDCP section are:

- To reduce the demand for waste disposal through waste separation and resource recovery in demolition, design, construction and operation of buildings and land use activities.
- To achieve the design of waste and recycling storage systems in buildings and land use activities which are hygienic, accessible, quiet to operate, adequate size and visually compatible with their surroundings.

Applicants must familiarise themselves with the requirements of Council's adopted Local Approvals Policy for Managing Waste in Public Places (Waste Policy). The Policy is available on Council's website.

Comment
The application is accompanied by a detailed waste management plan (WMP) prepared by Archer Consultants that has considered both demolition and on-going operational waste.
Waste bins are located in a specific area of the site behind 67 Burwood Road, which will be serviced by a private waste contractor on the northern side of the consolidated shop.

Section 4.15 (1) (a) (iiia)
Any Planning Agreement That has Been Entered into Under Section 7.4 or any Draft Planning Agreement that a Developer has Offered to Enter Into Under Section 7.4.
The applicant has not entered into any agreement or offered to enter into an agreement under Section 7.4 of the EP&A Act 1979.

Section 4.15 (1) (a) (iv)
Matters Prescribed by the Regulations
There are no prescribed matters pursuant to the EP&A Reg's 2021 that are relevant to the development proposed.

Section 4.15 (1) (b)
Likely Impacts of That Development
Comment
The proposed development readily fits into the Burwood CBD and is compatible with other shops along this street in terms of bulk, scale, form and height.
Burwood is identified as a major business centre and is designed so that the location of buildings, car parking, landscaping, public transport and vehicular and pedestrian movements will enable the centre to function in an orderly manner.
The proposal will sympathetically achieve this objective by generating a small addition to the rear of 71 Burwood Road and fitting out the consolidated shop.
Burwood Road is a collector road that has a steady flow of traffic movements that run in a general north-south direction.

This submission, inclusive of a car parking and traffic report demonstrates that the reduction of car parking by two (2) spaces when considered on its merits is acceptable and will have no adverse impact upon the local road and car parking network of this major business precinct.

This head of consideration has been well discussed throughout this report. No impacts will be generated by the proposed fit out and consolidation of shops. The works proposed and use of the three (3) existing shops for the purpose of a consolidated chemist shop will activate the streetscape of Burwood Road and enhance the consolidated shops presentation to John Street.

Accessible Design
Comment
The proposed internal works comply with the relevant provisions of the BCA, DDA and Council's DCP controls. No changes are proposed to existing entry and exit points on John Street. An existing ingress/egress door along Burwood Road that services the shop at 71 Burwood Road is to be closed off.
We assume that any consent issued by Council for this proposal would include a condition requiring compliance with these best practice standards before an OC is released.

Social Responsibilities
Comment
The proposed development will increase passive surveillance over both Burwood Road and John Street to promote fundamental CPTED principles such as territorial re-enforcement, surveillance, access control and space/activity management. Additional staff, increase in lighting at the rear of the site, social interaction and views of the surrounding area each addresses the design and retail use of these shops.
Burwood Road is a local collector Road that runs along the main retail spine of Burwood and has a steady flow of traffic movement, which also provides passive surveillance over the public domain.
The proposal makes provision for the expansion of the existing CCTV system that includes the rear staff car park and throughout the consolidated shop.
The proposal will generate a small number of additional full time and part time staff, specifically in house administration staff, which will be in the public interest by generating employment opportunities and social interaction between staff and customers.

Signage and Advertising
Comment
No additional signage is proposed. Should additional signage be required, it will be subject of a separate DA or the provisions within SEPP (Exempt and Complying Development) 2008.

Section 4.15 (1) (c)
The Suitability of The Site For The Development
Comment
The site is well suited to this neighbourhood because:

- The site is located within the Burwood CBD, which supports the main retail spine of Burwood Road;
- The consolidation and expansion of the existing chemist shop in the Burwood CBD will continue to offer short and long term employment opportunities and supply fundamental service support goods to the local and broader communities;
- The site is located on a local collector road that generates medium volumes of traffic and pedestrian foot traffic each day;
- The consolidation of the existing shops will not give rise to any unacceptable environmental impacts on the amenity of surrounding properties in terms of overlooking, overshadowing and general loss of amenity;

- The consolidated use and revitalization of the shops will enhance the predominate low scale retail shopping strip that characterizes this precinct.
- It is located within a well established major business centre that is afforded excellent public transport in the form of rail and bus services;
- There is significant public car parking available within this precinct. See the accompanying traffic and car parking report prepared by Traffic Solutions Pty Ltd;
- There is timed parallel car parking available on both sides of the road outside the site;
- The site is located on the main business strip of Burwood, which carries low to medium levels of passing foot traffic each day;
- The site sits amongst numerous other business premises that complement each other's day to day operations and incomes and
- The proposed increase in GFA of 56.58m2 provides good economic and social outcomes, in the form of generating employment and economic benefits to the operator of the consolidated chemist shop and to other shop proprietors in the Burwood CBD.

Section 4.15 (1) (d)
Submissions Made in Accordance With The Act or The Regulations.
To be determined by Council if the application is notified.

Section 4.15 (1) (e)
The Public Interest.
The proposal seeks to benefit the public interest by generating economic benefits to this area and rejuvenating existing shops with a long term major tenant. This will stimulate the local business economy, including additional employment opportunities, both short and long term.

On balance, the proposal is considered to be socially, economically and aesthetically responsible and is in the greater public interest as the public advantages of this development outweigh the disadvantages.

6.0 Conclusion
The proposal involves demolition and fit out works to create an amalgamated chemist shop on the site, which is permissible under the sites MU1 Mixed Use zone with consent of Council.
As previously mentioned in this report, the proposed development is considered to meet the aims, objectives and relevant planning controls of the Burwood LEP 2012.

In summary, the proposal is considered to:

- provide a generous sized service support establishment that will provide greater economic and social benefits to this neighbourhood precinct;
- enhance the building aesthetics along Burwood Road by renewing vacant shops with an anchor tenant who will continue to attract customers to this end of Burwood;
- provide short term and long term employment opportunities for builders and sub-contractors during the fit-out works and to create approximately 8-9 long term in house jobs for retail staff;
- reintroduce better passive surveillance over the public domain, both Burwood Road and John Street and
- enhancing CPTED initiatives by enhancing CCTV throughout the building and the rear car park and laneway (John Street).

An assessment of the potential environmental impacts of the proposed development concludes that the proposal will not give rise to any unacceptable impacts in terms of traffic and parking, noise, streetscape, and increased bulk and scale.

The expansion and consolidation of all three (3) shops infill is appropriate for the site's context and will not have any adverse visual impacts on the streetscape or the surrounding commercial business centre character. The new rear addition to 71 Burwood Road will enhance the rear lane (John Street) by bringing new floor space towards the rear and at the same time, maintain 2 car spaces.

The proposed development is subject to a number of statutory planning instruments and policy controls of which the proposal has been assessed against, enabling a conclusion that the proposal complies with all relevant planning controls for this form of development.

In view of the comments contained within this report, we are satisfied that this proposal has properly responded to all relevant matters for consideration set out under Section 4.15 of the EP&A Act 1979, and its companion EP&A Reg's 2021 to demonstrate that the proposal is reasonable should be approved.

Architectural Plans

CWRETAIL

6 ALBERT STREET, PRESTON, VIC, 3072
P: 03 9462 9111 F: 03 9462 9133

NAME/
BURWOOD ROAD EXPANSION

ADDRESS/
67-71 BURWOOD ROAD, BURWOOD NSW 2134

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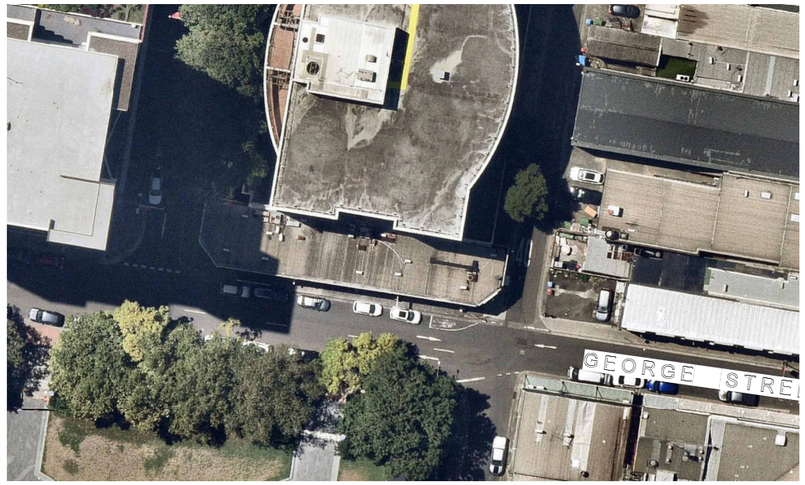
Architectural Plans



01 TP01 SITE AERIAL PLAN

1 : 750

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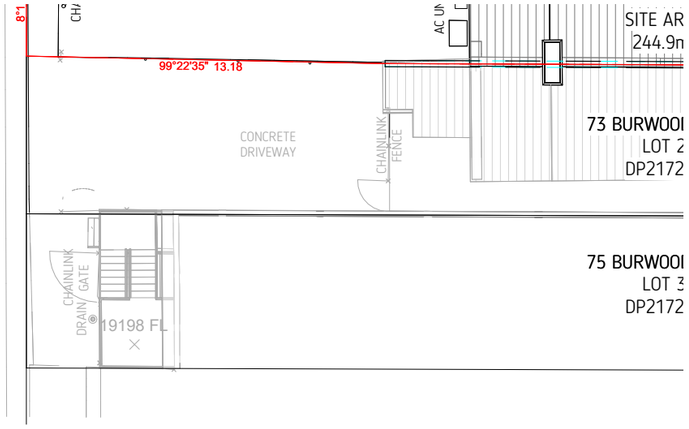

01 TP02 SITE SURVEY PLAN

1 : 200

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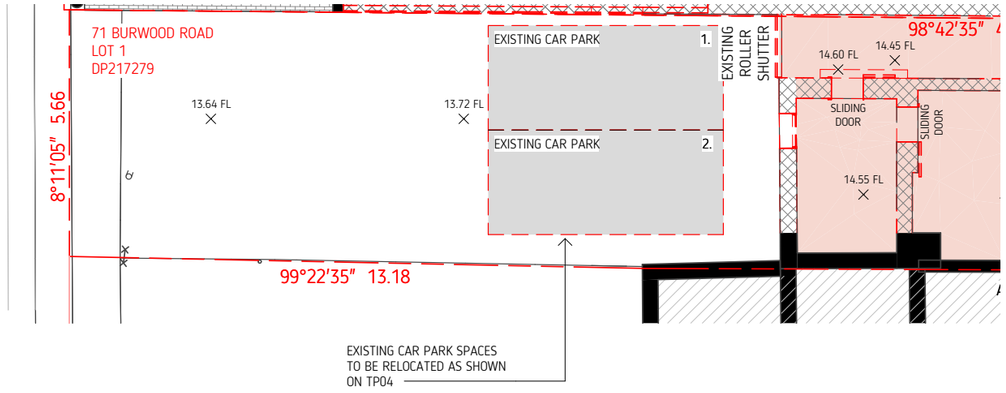

01 TP03 EXISTING CONDITIONS GROUND FLOOR PLAN

1 : 125

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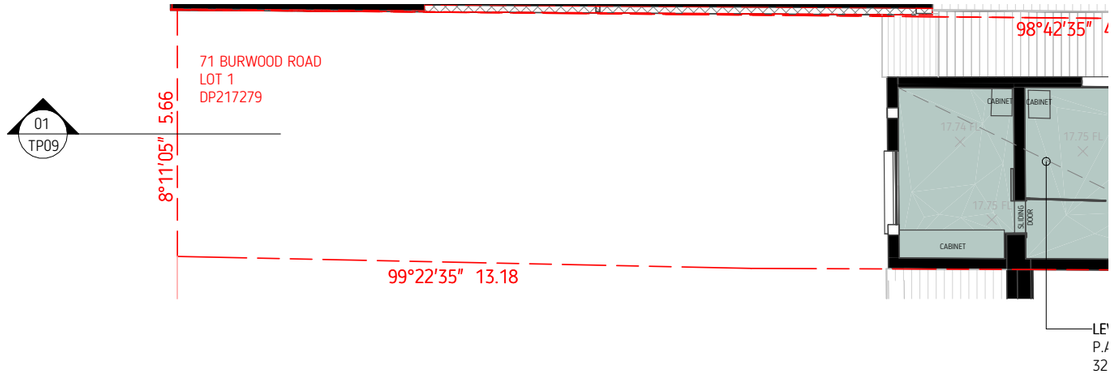

01 TP04 FIRST FLOOR PLAN

1 : 125

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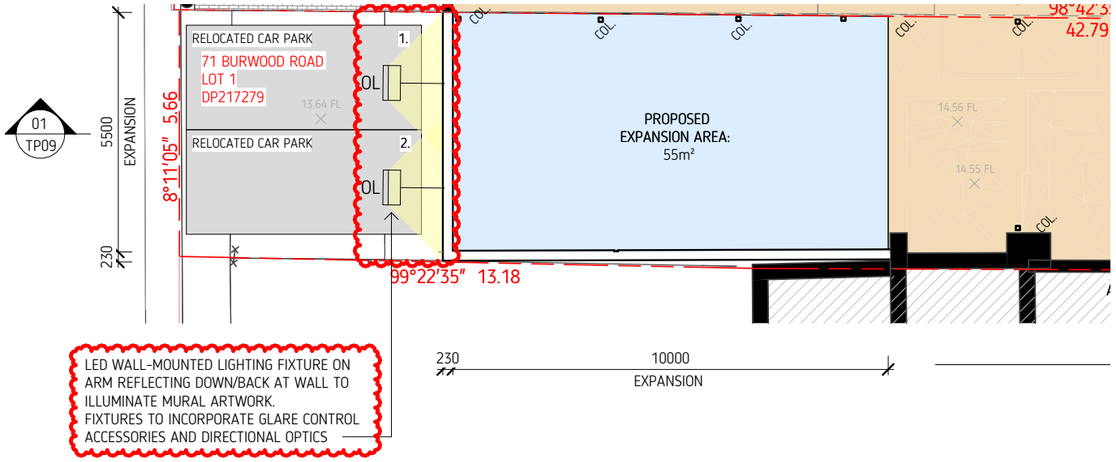

01 TP05 PROPOSED GROUND FLOOR PLAN

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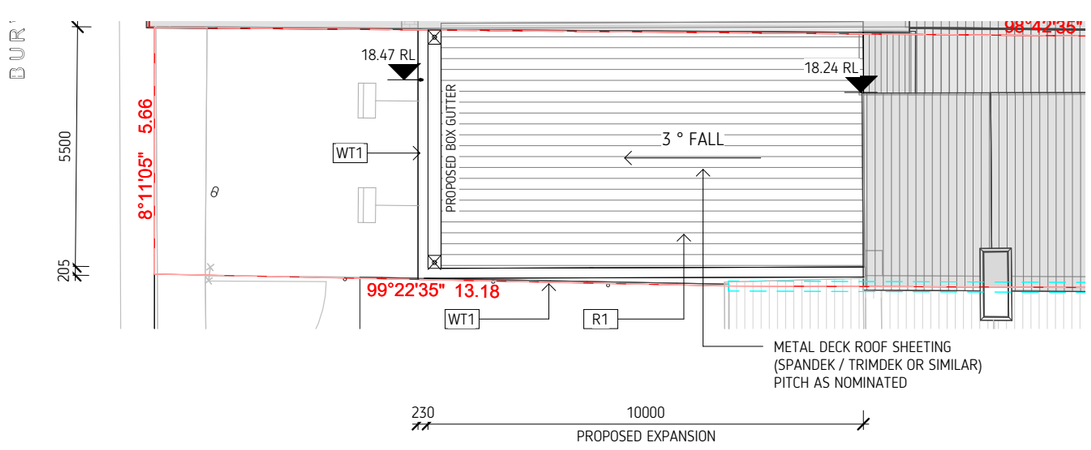

01 TP06 ROOF PLAN

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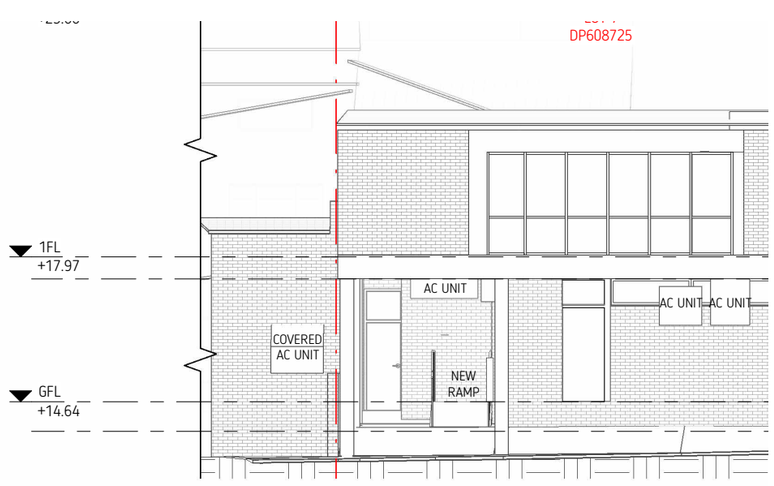

02 TP07 PROPOSED JOHN STREET ELEVATION

1 : 125

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BURWOOD ROAD EXPANSION

ADDRESS/

67-71 BURWOOD ROAD, BURWOOD NSW 2134

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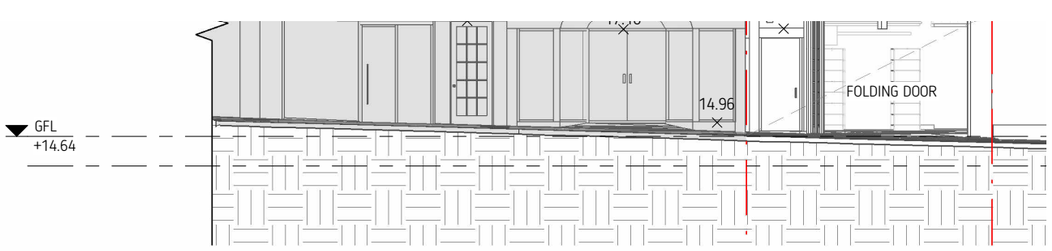

01 TP08 BURWOOD ROAD ELEVATION

1 : 125

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6 ALBERT STREET, PRESTON, VIC, 3072
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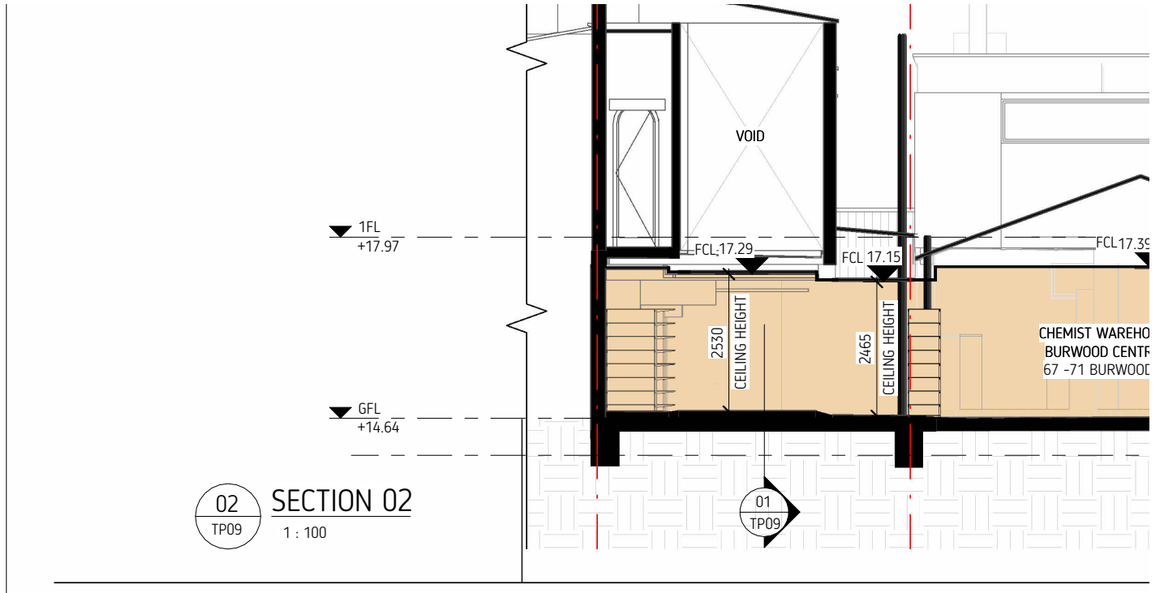

SECTION 02

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Archnex Designs
Wentech Pty Ltd (ABN 310 735 41803) Trading as Archnex Designs
Heritage Consultants& Interior Design

67-71 BURWOOD ROAD, BURWOOD
EXISTING CHEMIST WAREHOUSE [CWH] PREMISES 67-69 BURWOOD ROAD
(PROPOSED INCORPORTION OF 71 BURWOOD ROAD)

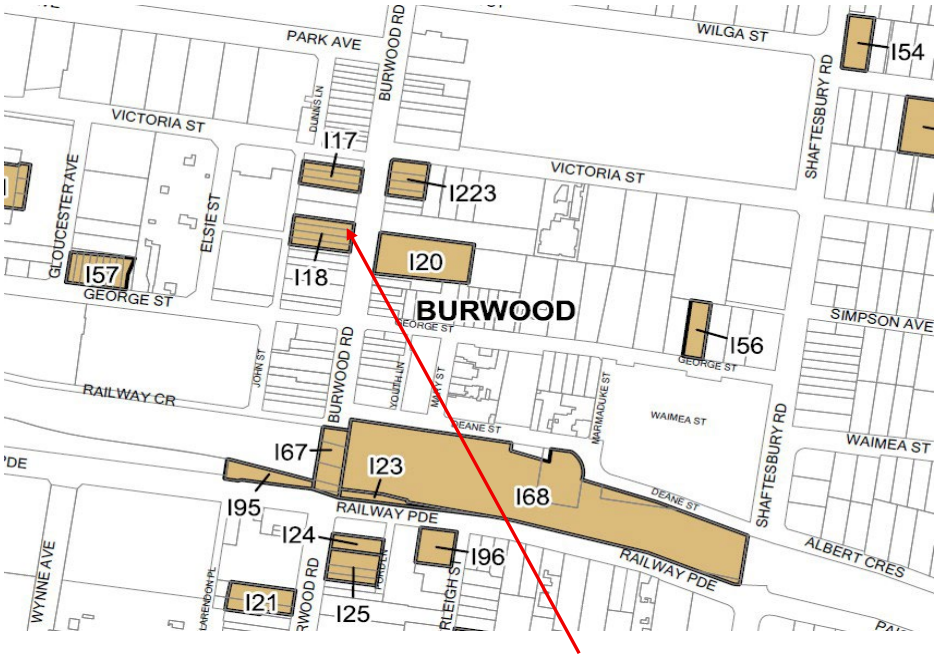
Further to your recent request to respond to Burwood Council comments on the proposed incorporation of N° 71 Burwood Road into the existing CWH premises at 67-69 Burwood Road, I offer the following background information and comments:

Statutory Heritage Listing

Burwood Local Environmental Plan 2012
Current version for 28 June 2024 to date (accessed 26 November 2025)

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item no
Burwood	Victorian shops—first floor facade	71–77 Burwood Road	Lots 1–3, DP 217279; Lot 1, DP 113133	Local	I18



Extract Map HER_001, Burwood LEP 2012. Subject Heritage Item.

Phone: 0425 228 176 14 Winchcombe Ave, Haberfield N S W 2045 Email:archnex@bigpond.net.au

State Heritage Inventory (SHI)

Item Description:
Victorian Shops - First floor façades only [Item 018] (my emphasis)

Statement of Significance
Nos 71-77 Burwood Road, Burwood has historic and aesthetic significance as part of an early subdivision and Federation period of development in the local area constructed in 1898. The first floor façades retain their original form and detailing such as decorative parapets.



Photograph_2010 [01/07/2020 © Heritage NSW]



Photograph 01/07/1986
Fox & Associates © Burwood Council

Modifications

The ground floor shopfronts have been modernised.

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] Any future additions should be generally confined to the rear of the building and should be subordinate to the principal building form. [d] Architectural details and

decorative elements which have been damaged or lost should be repaired and/or reinstated (based on sound evidence/research). [e] Any additional signage and lighting elements should seek to use existing fixings and minimise damage to significant fabric. [f] Any new signage shall not obscure significant architectural elements and should be sympathetic with the character of the building. Any existing unsympathetic signage should be removed.

Burwood Council's Heritage Advisor Comments

Party wall

The complete removal of the load-bearing party walls is not supported on heritage grounds. It may, however, be feasible to create archways between each shop and locate the dispensary and staff facilities within the heritage item at No. 71 Burwood Road. The creation of a large open-plan shop layout is not supported. In addition, no structural engineering advice has been provided regarding the proposed removal of the load-bearing party walls between the local heritage item at No. 71 Burwood Road and the adjoining shop at N°. 69 Burwood Road, as well as between the pair of shops at Nos. 67–69 Burwood Road.

Response: The item is described as: *Victorian Shops - First floor façades only.*

Internal alterations to the building behind the first-floor façade are not subject to heritage constraints.

Side Passage

The removal of the side passage to No. 71 Burwood Road is not supported, as it currently provides natural light and ventilation to the existing shop. These walls are likely to be load-bearing masonry, given the age of the building, and cannot be removed in their entirety without adversely impacting the tenancies above. Section A-A does not demonstrate how the upper level is to be supported. Party wall approval from the respective building owners will also be required.

Response: Alterations to the building behind the first-floor façade are not subject to heritage constraints, according to the heritage listing as described.

Roof

The proposal does not specify where the rigid flashings are to be cut into the historic brickwork. A more carefully considered rear addition is sought, one that retains the existing side passage. It is also noted that the existing buildings may contain lead flashings, which are not compatible with Colorbond or Zincalume materials. Furthermore, Section A-A does not indicate how the skillion roof and rear parapet are to be adequately drained.

Response: It is recognised practice that incompatible roofing materials and the like be separated by bituminous under-flashings in such instances. Alternatively half-hard zinc flashings can be used as a substitute for lead flashings.

Façade Signage

The proposal does not provide sufficient information regarding the façade signage. The applicant should demonstrate that approval has been obtained for the existing signage at No. 69, as this

signage appears over-scaled in relation to the existing awning fascia. It is also noted that the elevations will not remain unchanged, as the current signage at No. 71 relates to a takeaway chicken shop.

An elevation drawing should be provided illustrating the scale, colours, and layout of the proposed signage. The proposed signage must comply with the relevant DCP provisions for signage on heritage buildings and within designated corridors.

Response: Proposed signage is to be the subject of a separate application.

Amenities

The submitted floor plan does not indicate the provision of any staff facilities, such as a lunchroom, locker room, or toilets. It is noted that the existing ground floor layout of No. 71 could be reconfigured to accommodate the dispensary, consulting room, and required staff amenities without necessitating the removal of the breezeway or the load-bearing party wall located at the northern end of the local heritage item at 75–71 Burwood Road.

Response: This is not a heritage consideration.

State Heritage Inventory

The submitted Development Application information package has not demonstrated that the management requirements for this local heritage item, as outlined in the SHI (State Heritage Inventory) form, have been fully addressed.

Response: the matters relating to management are discussed above and below.

Management Summary

[a] Architectural detailing and decorative elements of the building should be conserved.

Response: these elements will be conserved in accordance with the stated description of the heritage item: *First floor façades only*. No change is proposed to the street façade.

[b] The form, scale and character of the building, together with its curtilage and streetscape presentation should be maintained.

Response: No change is proposed to the street façade.

[c] Any future additions should be generally confined to the rear of the building and should be subordinate to the principal building form.

Response: the additions proposed are in accord with this principle.

[d] Architectural details and decorative elements which have been damaged or lost should be repaired and/or reinstated (based on sound evidence/research).

Response: to be investigated further- appear to be intact from the street.

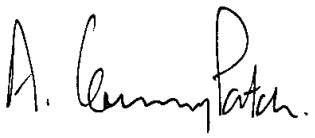
[e] Any additional signage and lighting elements should seek to use existing fixings and minimise damage to significant fabric.

Response: subject to further detail.

[f] Any new signage shall not obscure significant architectural elements and should be sympathetic with the character of the building. Any existing unsympathetic signage should be removed.

Response: subject to further detail.

Prepared by:



Greg Patch
B Sc(Arch), B Arch (Hons), M Herit. Cons. (Hons)
Heritage Consultant

Statement of Heritage Impact (SoHI) Template Cover Page

Name of the heritage item: Victorian shops—first floor facade

LEP heritage schedule item number: I18

Address and location: 71–77 Burwood Road, Burwood

Statement of heritage impact for: Chemist Warehouse (incorporating N° 71 into adjoining Chemist Warehouse premises)



Above awning façade (centre) from opposite. Current Chemist Warehouse premises.

Prepared by:

Greg Patch (BSc. Arch, B ARCH(Hons), M. Herit. Cons.(Hons)
Archnex Designs
Ph: 0425 228176
14 Winchcombe Ave Haberfield NSW 2045
archnex@bigpond.net.au

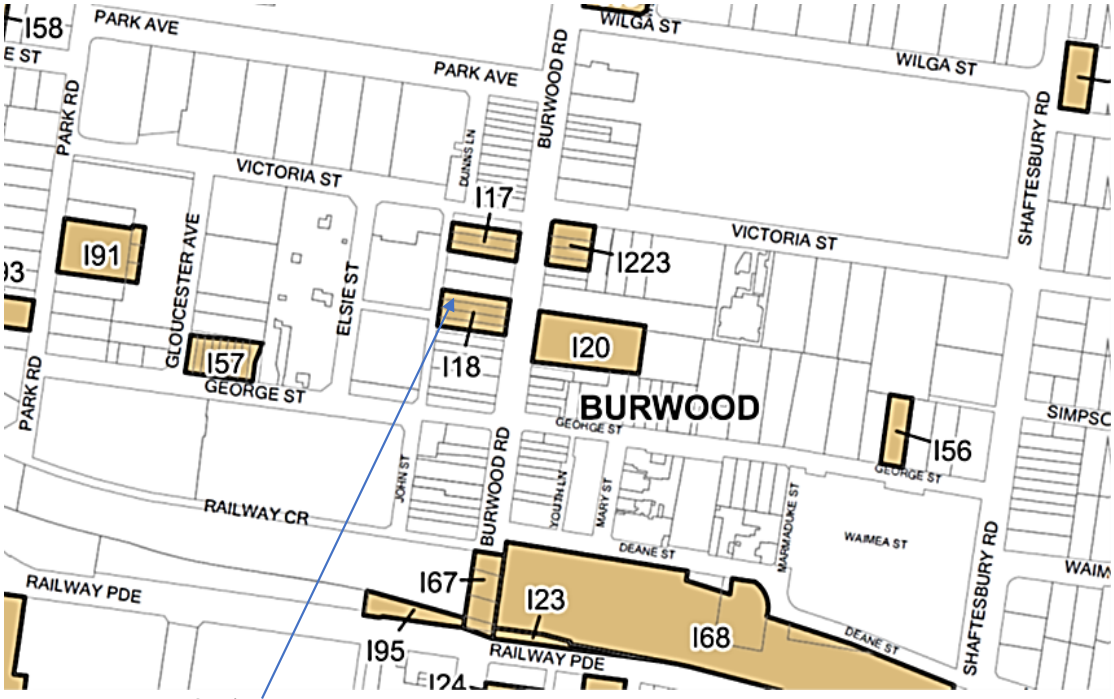
Date: August 2025

Issue: Development Application

Template Section 1-The Heritage Item

Burwood Local Environmental Plan 2012
Current version for 28 June 2024 to date (accessed 2 August 2025 at 7:45)

Suburb	Item name	Address	Property description	Significance	Item no
Burwood	Victorian shops—first floor facade	71–77 Burwood Road	Lots 1–3, DP 217279; Lot 1, DP 113133	Local	I18



Extract HER_001- Subject Item (part).

- ***What architectural styles and eras are present?***

  "Federation Free style"
  -see attached State Heritage Inventory data sheets (Item ID 1250056).

- ***The proposed works area***

  Below awning fitout to shop at 71 Burwood Road.

1.2 Site summary history

Previously "Two Peek" Crispy Chicken shop.

1.3 Physical analysis

The place was inspected externally on 5 August 2025, when the following photographs were taken:



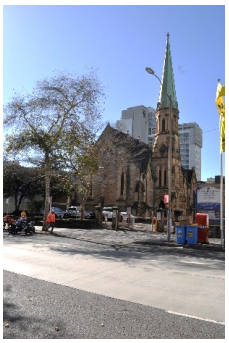
1. Subject property from north-east.



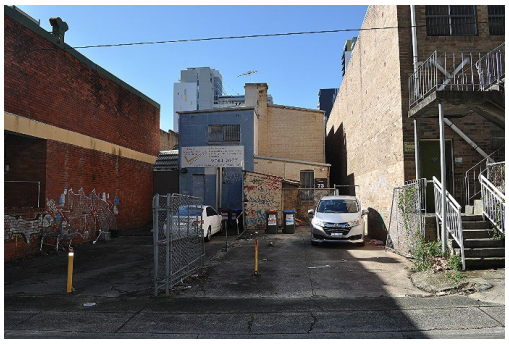
2. Subject property from opposite.



3. The heritage item from grounds of Item 20.



4. Item 20-Congregational (Uniting) Church (opposite).



5. Rear of subject property from John Street.

Template section 2 - Significance assessment

2.1 Statement of significance

The State Heritage Inventory (SHI) entry for the item states its significance as:

Statement Of Significance
Nos. 71-77 Burwood Road, Burwood has historic and aesthetic significance as part of an early subdivision and Federation period of development in the local area constructed in 1898. The first floor façades retain their original form and detailing such as decorative parapets.

Criteria a)
Historical Significance
The site and building are of local historical significance as part of an early subdivision and Federation period of development in the local area constructed in 1898.

Criteria c)
Aesthetic/Technical Significance
The first floor of Nos. 71-77 Burwood Road has local aesthetic significance as shops constructed in the Federation Free style. The first floor facades retain their original form and detailing such as decorative parapets.

Criteria g)
Representative
The building is a representative example of shopfronts constructed in the Federation Free style in 1898

2.2 Significance of the proposed work area.

The proposed work area is part of heritage item I18 (Local significance).

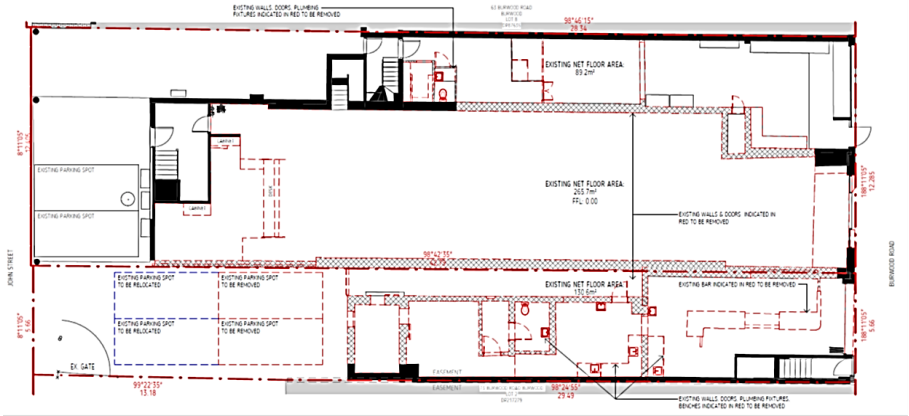
Template section 3 – Proposed works

3.1 Proposed Works

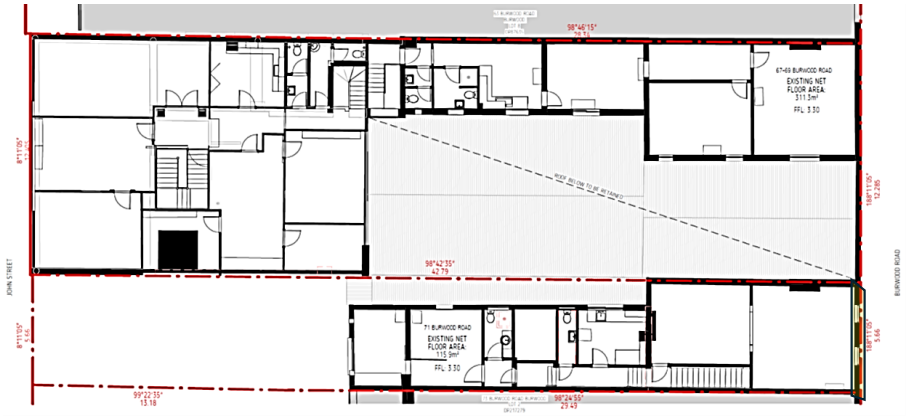
Drawings:

Drawings N^{os}.TP00 to TP07 (incl.) prepared by CWRetail [CWR], dated 25/07/25.

- *the extent and area of demolition (if proposed)*



Extract CWR Dwg. TP02- Ground Floor (proposed demolition in red.



Extract CWR Dwg. TP02.1- Upper Floor (no proposed demolition). Part item [above awning façade only] in yellow).



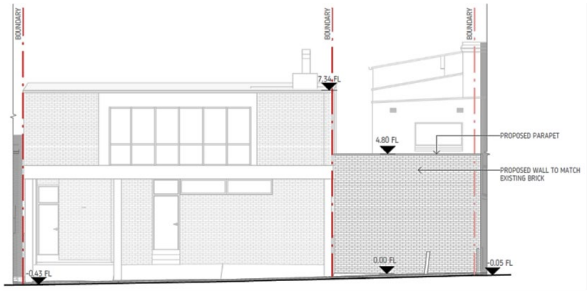
Extract CWR Dwg. TP03- Proposed Ground Floor.



Extract CWR Dwg. TP03.1- Proposed Upper Floor/rear roof.



Extract CWR Dwg. TP05 - Proposed Burwood Road Elevation. Portion of Heritage Item.



Extract CWR Dwg. TP05 - Proposed John St (Rear) Elevation.

- *location and extent of any excavation (if proposed) and if there has been previous ground disturbance.*

  Comment: minor excavation to erect wall to John St and for services changes (previous disturbance to erect existing building).

- *proposed works to the existing building/s or new developments (if any)*

  Comment: as described in the drawings.

- *proposed new services (if any)*

  Comment: not applicable.

- *proposed landscape works (if any)*

Comment: Nil.

- *proposed change of use (if any).*

  Comment: change of use from food outlet (defunct) to part of chemist shop.

3.2 Background

Pre-lodgement consultation-No.

Considerations of alternatives-No.

Template Section 4 Heritage impact assessment

4. 1 Matters for consideration

Fabric and spatial arrangements

Comment: the proposed works are restricted to the interior and rear of the property.

Setting, views and vistas

Comment: the view of the rear of the property will change as documented, but the listed above-awning façade will not be affected by the proposed works.

Landscape

Comment: not applicable.

Use

Comment: the use is proposed to be part of the existing adjoining Chemist Warehouse operation.

Moveable heritage

Comment: not applicable

Aboriginal cultural heritage

Comment: the author is not qualified to comment.

Historical archaeology

Comment: the author is not qualified to comment.

Natural heritage

Comment: the author is not qualified to comment.

Conservation areas

Comment: not applicable

Cumulative impacts

Comment: not applicable

The conservation management plan [CMP]

Comment: not applicable- there is no known CMP for the item-“Above awning façade”.

Other heritage items in the vicinity

Comment: Item 20 (Congregational (Uniting) Church) is opposite on Burwood Road. The proposed works will have no impact on the signifiance nor setting of this item.

Commonwealth/National heritage significance

Comment: not applicable.

Template Section 5 Summary and Recommendations

Summary

The works to the subject premises are proposed to create an adjunct space to afford additional capacity to the existing Chemist Warehouse operations adjoining.

They do not entail substantive change to the streetscape of Burwood Road and hence will have no impacts on the significance and setting of Item 18 “Victorian shops-first floor façade”, nor on Item 20 Congregational (Uniting) Church, opposite.

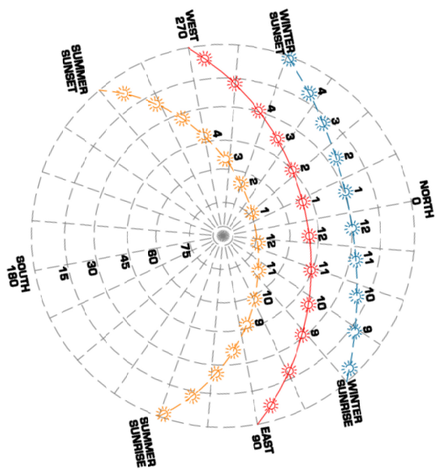
Recommendations

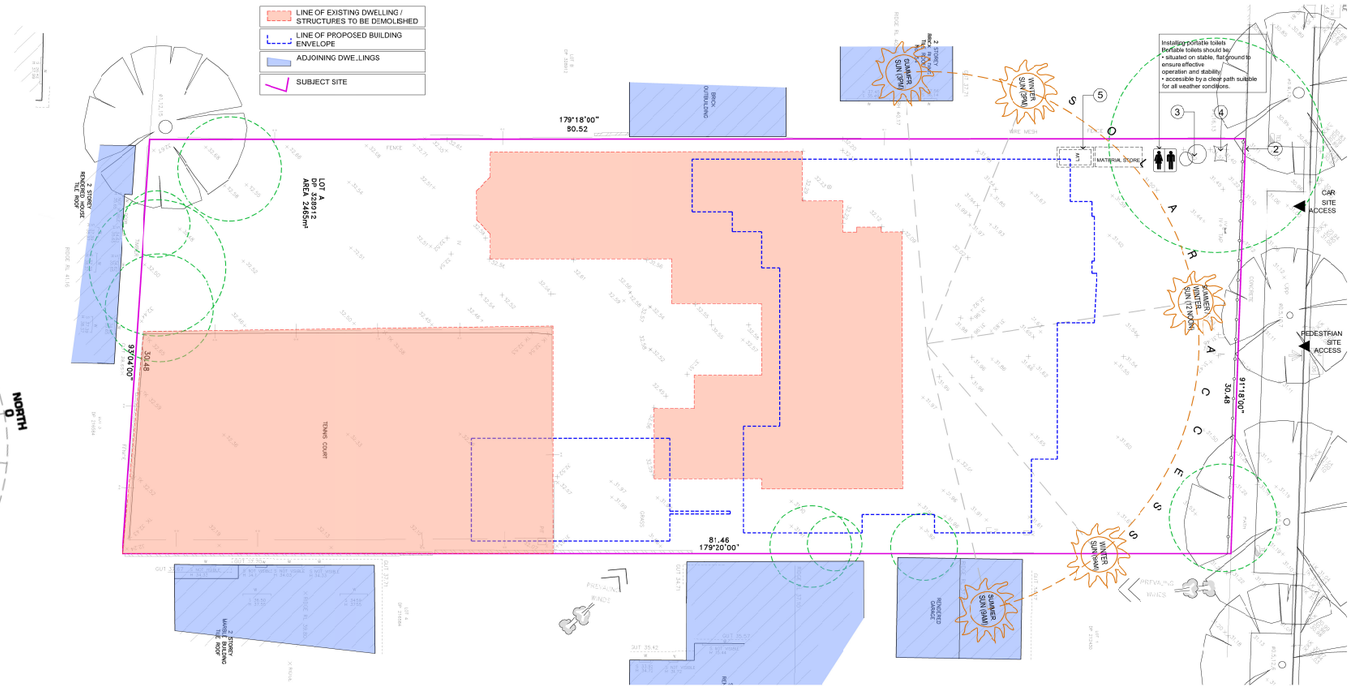
In my opinion, the proposed development is supportable in terms of the negligible potential heritage impacts arising and is recommended for approval.



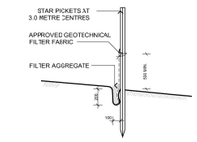
Greg Patch
B Sc. Arch, B Arch (Hons), M Herit Cons (Hons)

SEDIMENT & ERCSION CONTROL LEGEND	
① CATCH DRAINS AND PERIMETER BANKS Allow for diversion of up slope stormwater around the work site and other disturbed surfaces.	
② SEDIMENT BARRIER FENCE Refer to Detail	
③ SAND ANC SOIL STOCKPILES Place stockpiles wholly on the construction site and behind a sediment barrier. soil or cement should to covered at the eid of each day if excessive wind or rain is likely	
④ CONCRETE WASTE AND WASHING Place stockpiles wholly on the construction site and behind a sediment barrier. soil or cement should to covered at the eid of each day if excessive wind or rain is likely	
⑤ LITTER AND WASTE CONTRCL All hard waste and litter must be stored on site to prevent any materials from entering the stormwater system and adjacen areas by wind or water action	LW
⑥ SINGLE GRAVEL LED ENTRY / EXIT Restrict vehicle access to one entry/ exit point. adding gravel to the access pois to allow all weather entry / exit, to recuire the amount of soil carried of the site by vehicels, and to provide a permiant base for the driveway.	





Installation of site toilets
Portable toilets should be:
- situated on stable, flat ground to ensure effective operation and stability
- accessible by a clear path suitable for all weather conditions.



SILT FENCE BARRIER DETAIL
NOT TO SCALE

CONSTRUCTION MANAGEMENT NOTES

1. NO VEGETATION OR GRASS COVER IS TO BE REMOVED EXCEPT WITHIN AREAS OF NEW CONSTRUCTION.
2. INSTALL HAY BALES OR SEDIMENT CONTROL FENCING AS NECESSARY TO ENSURE THAT SILT FROM ANY DISTURBED AREAS IS TRAPPED ON-SITE.
3. PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORK ON THE FOOTPATH AREA TO PROVIDE SAFE ALTERNATIVE ACCESS FOR PEDESTRIANS.
4. ALL WASTE MATERIALS ARE TO BE REMOVED FROM SITE OR STOCKPILED WITHIN THE SITE PRIOR TO REMOVAL.
5. ALL CONSTRUCTION MATERIALS & SITE SHEDS ARE TO BE KEPT WITHIN THE SITE AT ALL TIMES.

SOIL & WATER MANAGEMENT NOTES

1. WHEREVER POSSIBLE EXISTING VEGETATION & GRASS COVER IS TO BE LEFT UNDISTURBED.
2. REMOVAL OR DISTURBANCE OF VEGETATION & TOP SOIL SHALL BE CONFINED TO WITHIN 3m OF THE APPROVED BUILDING AREA.
3. TEMPORARY SILT FENCE (AS SHOWN) TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EART-WORKS.
4. AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, AND PARTICULAR AFTER STORM EVENTS.

ON-SITE CLEANING AND SERVICING (TEMPORARY TOILET)

THE BUILDER SHOULD ENSURE PORTABLE TOILETS ARE CHECKED DAILY AND CLEANED AS REQUIRED. IF THERE IS NO CONTRACTED CLEANING ARRANGEMENT, THE BUILDER SHOULD MAKE ALTERNATE ARRANGEMENTS TO HAVE THE TOILETS CLEANED AND MAINTAINED.

IN ADDITION TO CLEANING AS REQUIRED, TOILETS MUST ALSO BE SERVICED REGULARLY. ON-SITE SERVICING IS GENERALLY UNDERTAKEN BY THE HIRE COMPANY AND SHOULD INCLUDE BUT IS NOT LIMITED TO:

- CHECKING PUMPS AND COMPONENTS FOR EFFECTIVE OPERATION
- REPAIRING ANY DEFECTS
- PUMPING AND RINSING EMPTY SEWAGE STORAGE TANKS
- ADDING DEODORISER AND TREATMENT CHEMICALS TO THE SEWAGE STORAGE TANK
- REFILLING THE HOLDING TANK WITH WATER
- REPLENISHING SOAP OR OTHER HAND DISINFECTANT
- REPLACING TOILET PAPER
- CLEANING AND DISINFECTING THE INTERNAL COMPARTMENT, INCLUDING FITTINGS SUCH AS PUMP AND DOOR HANDLES, THE FLOOR, SEAT AND BOWL.

SITE ANALYSIS+ CONSTRUCTION MANAGEMENT PLAN

SCALE 1:200/400

AREA MAP




(1) 110 THE BOULEVARDE
DOUBLE STOREY BRICK RESIDENCE + TILED ROOF


(2) 54 WOODSIDE AVENUE
DOUBLE STOREY BRICK RESIDENCE + TILED ROOF


(3) 52 WOODSIDE AVENUE
SUBJECT SITE TO BE DEMOLISHED


(4) 50 WOODSIDE AVENUE
SINGLE STOREY BRICK RESIDENCE + TILED ROOF


(5) 48 WOODSIDE AVENUE


(6) 46 WOODSIDE AVENUE
SINGLE STOREY BRICK RESIDENCE + TILED ROOF


(7) 65 WOODSIDE AVENUE
SINGLE STOREY BRICK RESIDENCE + TILED ROOF


(8) 67 WOODSIDE AVENUE
SINGLE STOREY BRICK RESIDENCE + TILED ROOF


(9) 69 WOODSIDE AVENUE
SINGLE STOREY BRICK RESIDENCE + TILED ROOF


(10) 71 WOODSIDE AVENUE
DOUBLE STOREY CLADDING RESIDENCE + TILED ROOF


(11) 73 WOODSIDE AVENUE
DOUBLE STOREY BRICK RESIDENCE + TILED ROOF


(12) 75 WOODSIDE AVENUE
SINGLE STOREY BRICK RESIDENCE + TILED ROOF


(13) 108A THE BOULEVARDE
SINGLE STOREY BRICK RESIDENCE + TILED ROOF


(14) WEST WOOSIDE AVENUE (STREET VIEW)


(15) EAST WOOSIDE AVENUE (STREET VIEW)

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NOTE:
SELECTED TERMITE PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL ACCORDANCE WITH LOCAL COUNCIL'S REQUIREMENTS, B.C.A. AND ALL RELEVANT AUSTRALIAN STANDARDS

NOTE: ⑤
SMOKE DETECTORS TO COMPLY WITH REQUIREMENTS OF SPECIFICATION E1'1 (NSW) FIRE AND SMOKE ALARMS SHALL COMPLY WITH AS 3786 AND BE CONNECTED TO THE MAIN POWER SUPPLY.

ISSUE	AMENDMENT	DATE	INT
D	DA- DEVELOPMENT APPLICATION	DEC 2025	T.T
C	CONSTRUCTION CERTIFICATE	MAR 2025	T.T
B	AMENDMENTS TO DEVELOPMENT APPLICATION	AUG 2023	T.T
A	DA- DEVELOPMENT APPLICATION	MAR 2020	T.T

TRUE NORTH

Client: WOODSIDE RESIDENCE	Address: LOT A IN DP 328912 52 Woodside Avenue STRATHFIELD 2135
Project: NEW TWO STOREY DWELLING OVER BASEMENT+ SWIMMING POOL+ TENNIS COURT+ FENCE	Drawing Title: SITE ANALYSIS +CONSTRUCTION MANAGEMENT PLAN CHARACTER ANALYSIS

VISION GROUP ARCHITECTS

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490 Hume Highway,
Strathfield South NSW 2136

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mail@visonarchitects.com.au
www.visonarchitects.com.au

Nominated architect
Paul Steve Issa 6998

Member Australian Institute of Architects

Scale	1:200 A1 1:400 A3	Issue	D
Drawn	S.D	Date	AUG 2019
Check	T.T	Job Number	1329
Sheet	00		

BASIX & NatHERS Performance

WATER Performance Summary

- 4–5 star high-efficiency fixtures
- 5000 L tank with full internal connections
- 500 m² roof rainwater harvesting
- Outdoor pool with compliant cover

ENERGY Performance Summary

- Ducted systems (3-star) for heating/cooling
- 6-star gas hot water
- Full exhaust ventilation
- ≥80% LED lighting
- 12 kW solar photovoltaic system
- Efficient pool pump with timer

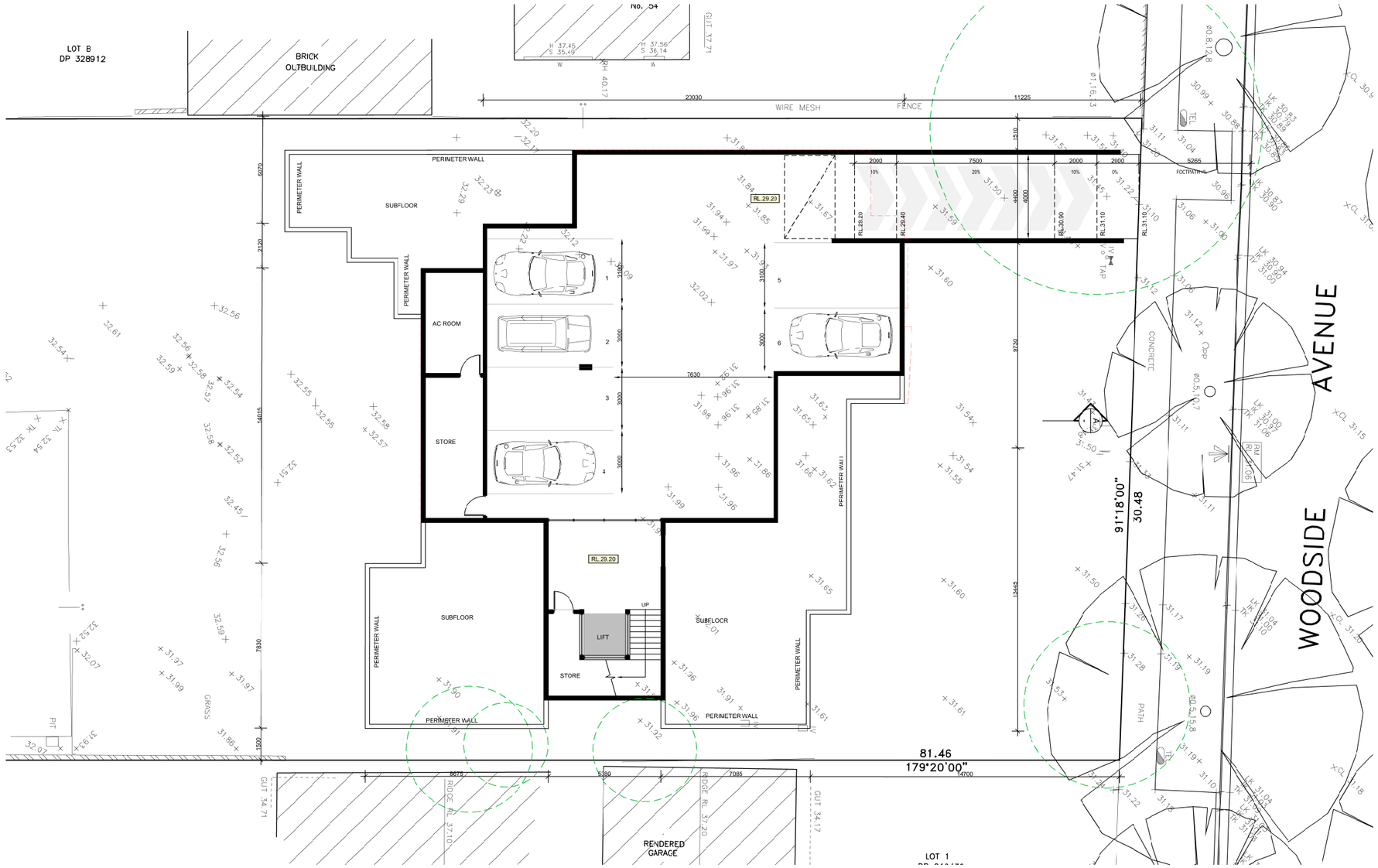
THERMAL Performance Summary

- 7.3 Star NatHERS rating
- Cavity brick external walls
- Fully insulated ceilings & roofs
- R2.0 insulation added to multiple floor areas
- Double-glazed aluminium windows
- Ceiling fans throughout bedrooms & living areas

Burwood Council LEP 2012
Burwood Council Development Control Plan 2013
R2-Low Density Residential

KEY PROPOSAL STATISTICS - PROPOSED SINGLE DWELLING DEVELOPMENT	
SITE AREA:	2465.0m²
FRONTAGE:	30.48m
PROPOSED DWELLINGS:	1
*ALLOWABLE FSR 4.4A Exceptions to floor space ratio *(2) Despite clause 4.4, the floor space ratio for a dwelling house on land in Zone R2 Low Density Residential with a site area of more than 500 square metres is not to exceed 0.52:1* 0.52 : 1 (1281.80m²)	
*GROSS FLOOR AREA PROPOSED BASEMENT AREA: GROUND FLOOR AREA: FIRST FLOOR AREA: PROPOSED FSR :	 113.7m² 667.3 m² 500.4 m² 1281.4 m² 0.519 : 1
LANDSCAPE FRONT SETBACK REQUIRED PROPOSED	 30% (117.00m²) 67% (263.00m²)
BUILD AREA REQUIRED PROPOSED	 67% (1651.55m²) 66.9% (1649.00m²)

GROSS FLOOR AREA
means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.



BASEMENT PLAN
SCALE 1:100/200

Certificate No. # XP0J7SZJIC
Scan QR code or follow website link for rating details.
Assessor name NASRIN NORADI ESKANDARI
Accreditation No. HERA10035
Property Address 52 Woodside Avenue, Strathfield, NSW, 2135
https://www.frl5.com.au/QRCodeLanding/?PublicId=XP0J7SZJIC

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NOTE: 5
SMOKE DETECTORS TO COMPLY WITH REQUIREMENTS OF SPECIFICATION E1.7 (NSW) FIRE AND SMOKE ALARMS SHALL COMPLY WITH AS 3786 AND BE CONNECTED TO THE MAIN POWER SUPPLY.

ISSUE	AMENDMENT	DATE	INT.
D	DA- DEVELOPMENT APPLICATION	DEC 2025	T.T
C	CONSTRUCTION CERTIFICATE	MAR 2025	T.T
B	AMENDMENTS TO DEVELOPMENT APPLICATION	AUG 2020	T.T
A	DA- DEVELOPMENT APPLICATION	MAR 2020	T.T

TRUE NORTH

Client: WOODSIDE RESIDENCE
Address: LOT A IN DP 328912, 52 Woodside Avenue, STRATHFIELD 2135
Project: NEW TWO STOREY DWELLING OVER BASEMENT+ SWIMMING POOL+ TENNIS COURT+ FENCE
Drawing Title: BASEMENT PLAN CALCULATION SHEET

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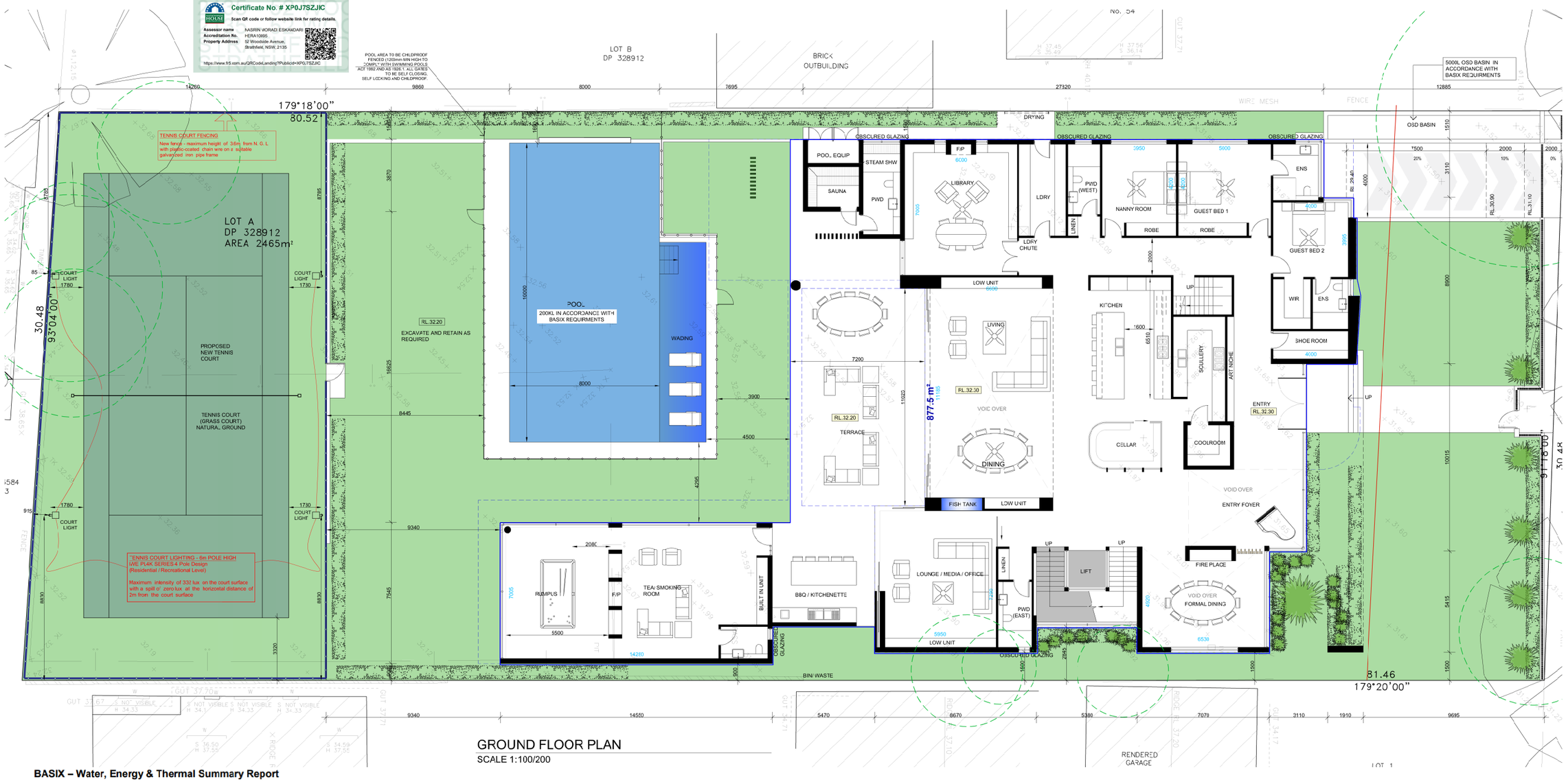
mail@visionarchitects.com.au
www.visionarchitects.com.au
Nominated architect
Paul Steve Issa 6998

Member Australian Institute of Architects

Scale	Issue
1:100 A1 1:200 A3	D
Drawn: S.D	Date: ALG 2019
Check: T.T	Job Number: 1329
Sheet: 01	



BASIX – Water, Energy & Thermal Summary Report

1) WATER – BASIX Commitments

- Showerheads: 4-star (≤6 L/min)
- Toilets: 5-star dual flush
- Kitchen tap & basin taps: 5-star
- Rainwater tank: 5000 L minimum
- Roof collection: ≥500 m²
- Connections: toilets, laundry cold tap, one outdoor tap, tap near pool
- Swimming pool: must have cover; volume ≤200 kL

2) ENERGY – BASIX Commitments

- Hot water: Gas instantaneous 6-star
- Heating/Cooling: Ducted 1-phase, 3-star (living + 1 bedroom)
- Ventilation: Exhaust fans for kitchen, bathrooms, laundry (ducted)
- Lighting: ≥80% LED/CFL
- Natural light: Windows/skylights in 8 bathrooms
- Solar PV: 12 kW (0–10° tilt, NE orientation)
- Pool pump: 6-star + timer
- Kitchen: Gas cooktop + electric oven

3) THERMAL – Construction & Performance Summary

- NatHERS rating: 7.3 Stars
- Cooling load: 5 MJ/m².yr
- Heating load: 23 MJ/m².yr
- Walls: Cavity brick
- Internal garage wall: Insulated fiberglass batts
- Roof: Foil blanket + batt insulation
- Floors: Waffle pod + concrete slab with R2.0 insulation (varies by level)
- Ceiling fans: Installed in all bedrooms & living areas (1400 mm)
- Windows: Aluminium double-glazed, U-value 2.5–3.0, SHGC 0.42–0.50

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TRUE NORTH

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Address: LOT A IN DP 328912, 52 Woodside Avenue, STRATHFIELD 2135
Project: NEW TWO STOREY DWELLING OVER BASEMENT+ SWIMMING POOL+ TENNIS COURT+ FENCE
Drawing Title: GROUND FLOOR PLAN

VISION GROUP ARCHITECTS
Studio 2, Level 1, 490 Hume Highway, Strathfield South NSW 2136
Phone 9642 664
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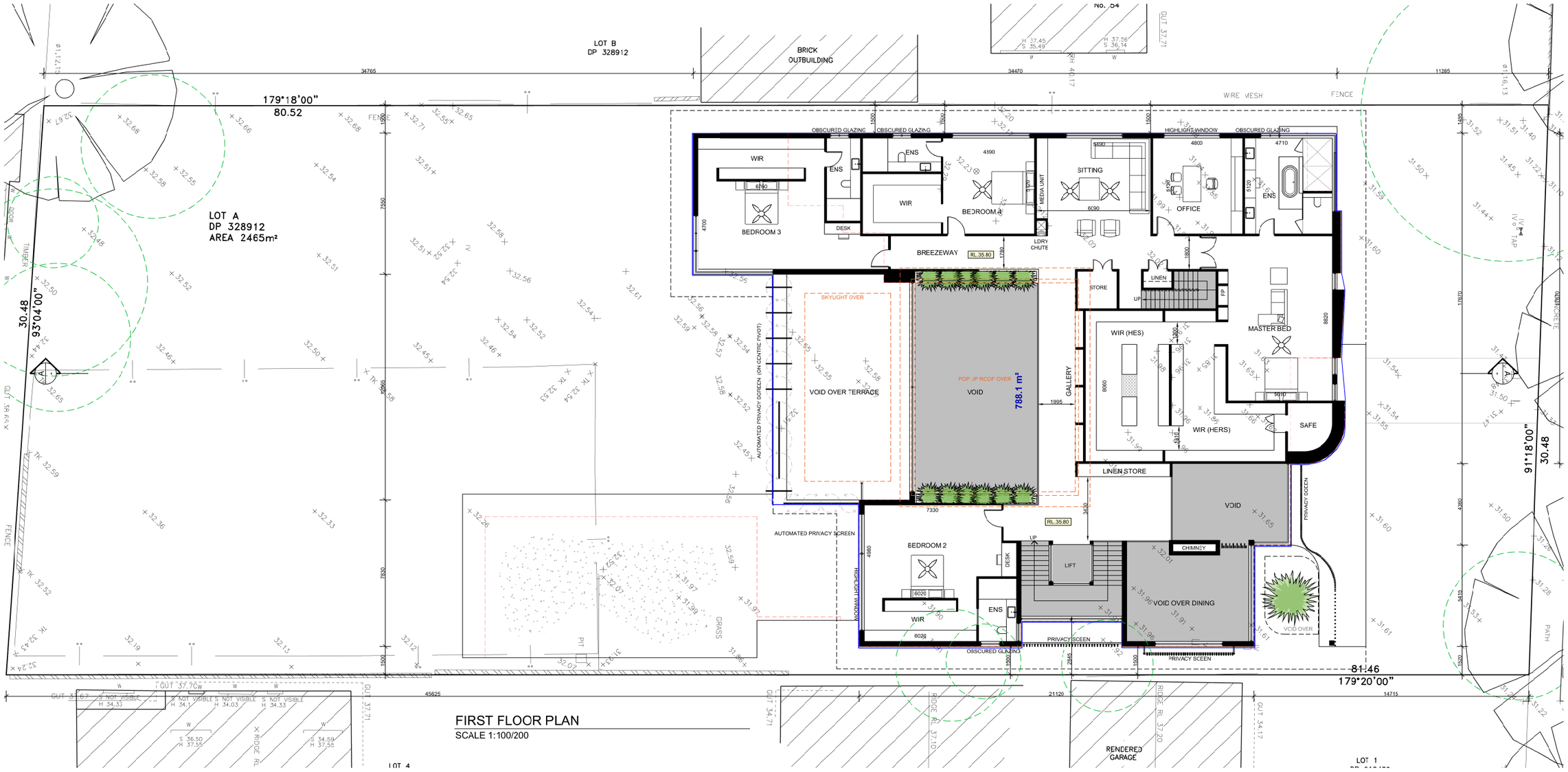
mail@visionarchitects.com.au
www.visionarchitects.com.au
Nominated architect Paul Steve Issa 5998
Member Australian Institute of Architects

Drawn	Date	Scale	Issue
S.D	AUG 2019	1:100 A1, 1:200 A3	D
Check	Job Number	Sheet	
T.T	1329	02	

Certificate No. # XP0J7SZJIC
Scan QR code or follow website link for rating details.
Assessor name NASRIN MORADI ESKANDARI
AccreStation No. HERA10395
Property Address 52 Woodside Avenue, Strathfield, NSW, 2135
https://www.frl5.com.au/QRCodeLanding?PublicId=XP0J7SZJIC



FIRST FLOOR PLAN
SCALE 1:100/200

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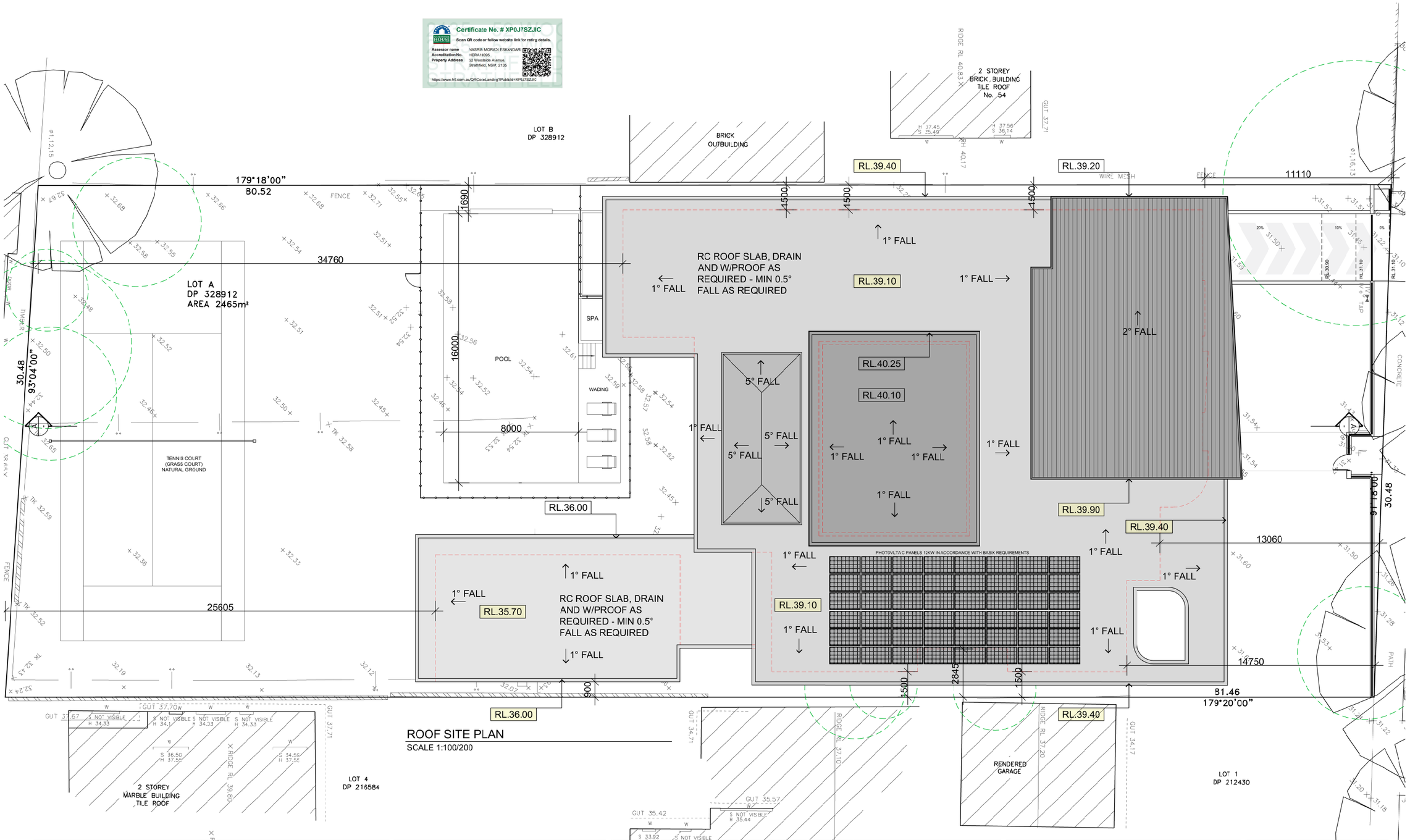
Nominated architect Paul Steve Issa 6998

Member Australian Institute of Architects

Scale	Issue
1:100 A1, 1:200 A3	D
Drawn: S.D	Date: ALG 2019
Check: T.T	Job Number: 1329
	Sheet: 03



ROOF SITE PLAN

SCALE 1:100/200

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TRUE NORTH

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Address: LOT A IN DP 328912
52 Woodside Avenue
STRATHFIELD 2135

Project: NEW TWO STOREY DWELLING OVER BASEMENT+ SWIMMING POOL+ TENNIS COURT+ FENCE

Drawing Title: ROOF SITE PLAN

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Nominated architect
Pau Steve Issa 6998

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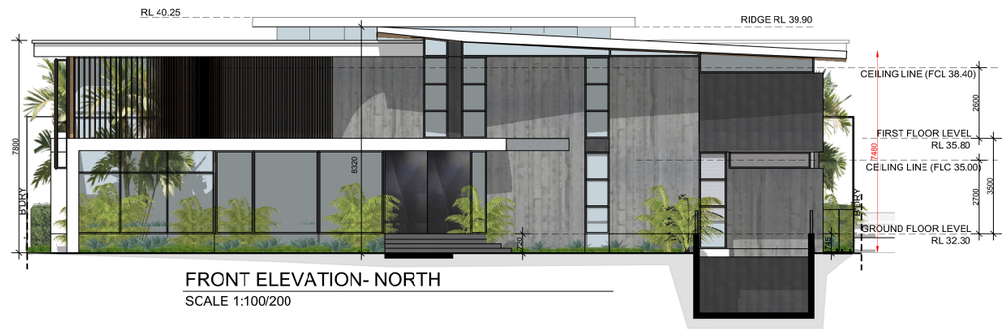
Scale	1:100 A1, 1:200 A3
Issue	D
Drawn	S.D
Date	AUG 2019
Check	T.T
Job Number	1329
Sheet	04



STREETSCAPE ELEVATION- NORTH
SCALE 1:100/200



FRONT ELEVATION- NORTH
SCALE 1:100/200

Certificate No. # XP0J7SZJIC
Scan QR code or fellow website link for rating details.
Assessor name NASRIN MORADI ESKANDARI
Accreditaton No. HERA10095
Property Address 52 Woodside Avenue, Strathfield, NSW, 2135
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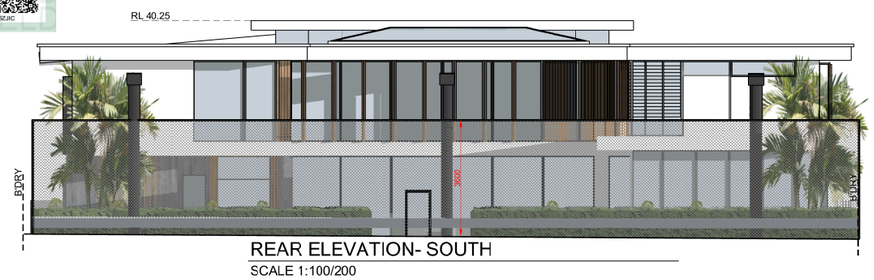
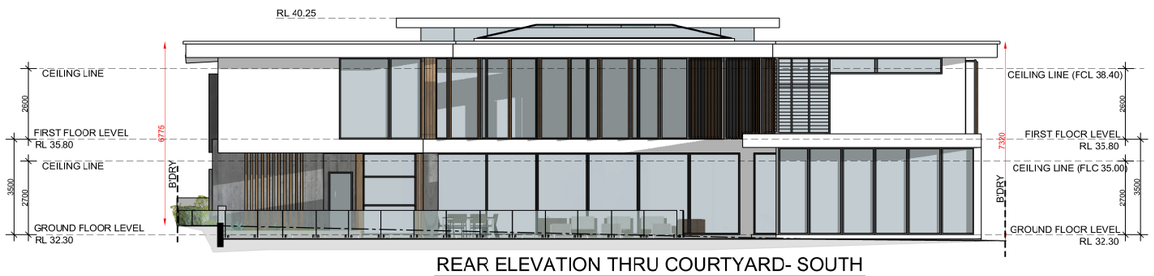


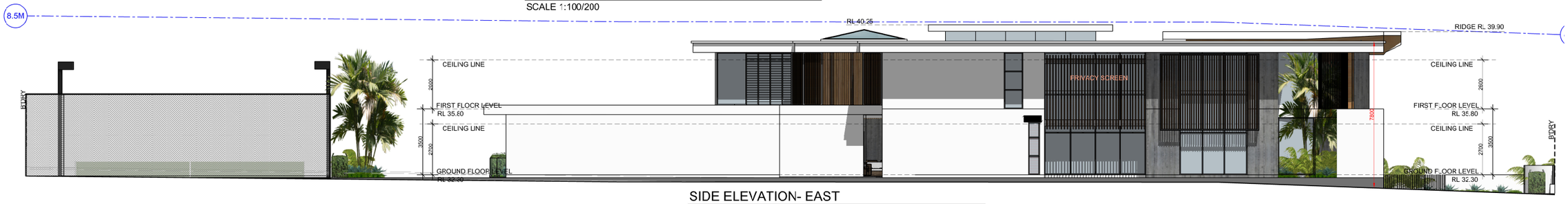
REAR ELEVATION- SOUTH
SCALE 1:100/200



REAR ELEVATION THRU COURTYARD- SOUTH
SCALE 1:100/200



SIDE ELEVATION- WEST
SCALE 1:100/200



SIDE ELEVATION- EAST
SCALE 1:100/200

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ISSUE	AMENDMENT	DATE	INT.

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Drawing Title: ELEVATIONS

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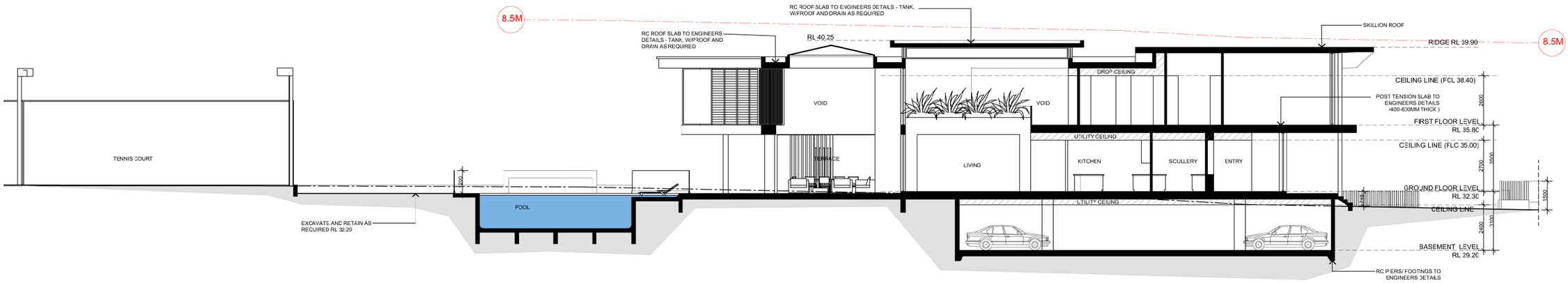
Date	AUG 2019	Issue	D
Check	T.T	Job Number	1329
		Sheet	05



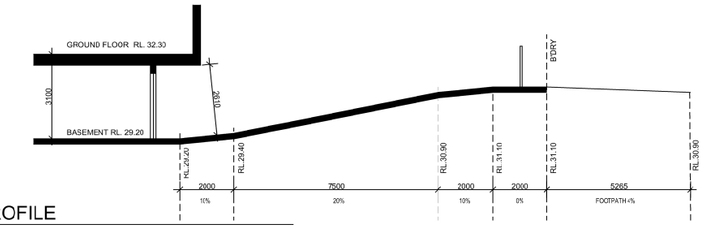
SECTION

SCALE 1:100/200



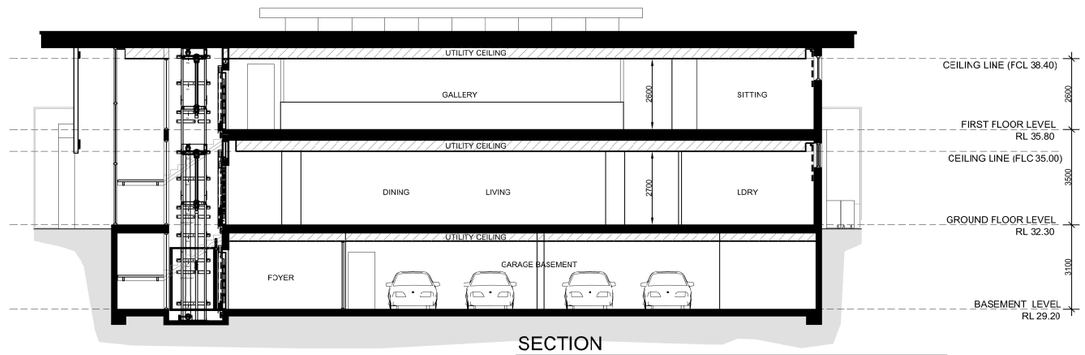
FENCE DETAIL

SCALE 1:50/100



DRIVEWAY PROFILE

SCALE 1:100/200



SECTION

SCALE 1:100/200

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 5000 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 rain runoff from at least 500 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔
• a tap that is located within 10 metres of the swimming pool in the development		✔	✔

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Swimming Pool			
The swimming pool must not have a volume greater than 292 kilolitres.	✔	✔	
The swimming pool must have a pool cover.		✔	
The swimming pool must be outdoors.	✔	✔	

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground; waffle/pod slab.	246	none
floor - above habitable rooms or mezzanine, concrete - suspended, frame: timber - untreated/softwood.	778	fibreglass batt/or roll
garage floor - concrete slab on ground;	323	none
external wall: cavity brick; frame: no frame.	all external walls	none
external garage wall: concrete block/plasterboard; frame: no frame.	211	none
internal wall shared with garage: plasterboard; frame: timber - untreated softwood.	48	fibreglass batt/or roll
internal wall: single skin masonry; frame: no frame.	1065	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	1118	ceiling: fibreglass batts or roll; roof: foil backed blanket.

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 2 star (average zone)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 2 star (average zone)		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 2 star (average zone)		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 2 star (average zone)		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: Individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: Individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: Individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 8 bedroom(s)/dwelling(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): no heating.		✔	
The applicant must install the following pump for the swimming pool in the development, as a pump with a higher energy rating: single speed with a performance of 8 stars.		✔	
The applicant must install a timer for the swimming pool pump in the development.		✔	
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovoltaic system must consist of:			
• photovoltaic collectors with the capacity to generate at least 12 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	

F1 DULUX ' WHITE ON WHITE'
main body colour and fence


F2 OFF FORM CONCRETE
feature walls


F3 ZINC CLADDING ANTARACIT
feature wall


F4 CEDER CLADDING
undersice of skillion roof


F5 FREEFORM STONE
fence cladding


F6 COLORBOND 'NIGHT SKY'
powercoat windows and door units

F7 FLAT BAR STEEL
fence


F8 TIMBER VERTICAL LOUVERES
privacy screen and solar control


F9 CEDER BATTEN CLADDING
feature walls

F10 METAL DOOR BLACK
front door



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ISSUE	AMENDMENT	DATE	INT
D	DA- DEVELOPMENT APPLICATION	DEC 2025	T.T
C	CONSTRUCTION CERTIFICATE	MAR 2025	T.T
B	AMENDMENTS TO DEVELOPMENT APPLICATION	AUG 2023	T.T
A	DA- DEVELOPMENT APPLICATION	MAR 2020	T.T

TRUE NORTH

Client: WOODSIDE RESIDENCE

Address: LOT A IN DP 328912
52 Woodside Avenue
STRATHFIELD 2135

Project: NEW TWO STOREY DWELLING OVER BASEMENT+ SWIMMING POOL+ TENNIS COURT+ FENCE

Drawing Title: SECTION+DRIVEWAY PROFILE FINISHES SCHEDULE BASIX COMMITMENTS

VISION GROUP ARCHITECTS

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Nominated architect
Paul Steve Issa 6998

Member Australian Institute of Architects

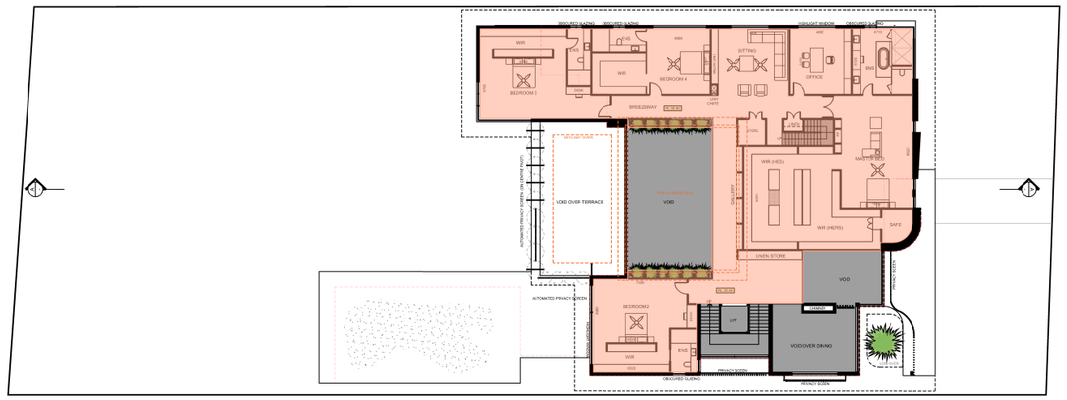
Drawn	Date
S.D	AUG 2019
Check	Job Number
T.T	1329

Scale 1:100 A1, 1:200 A3

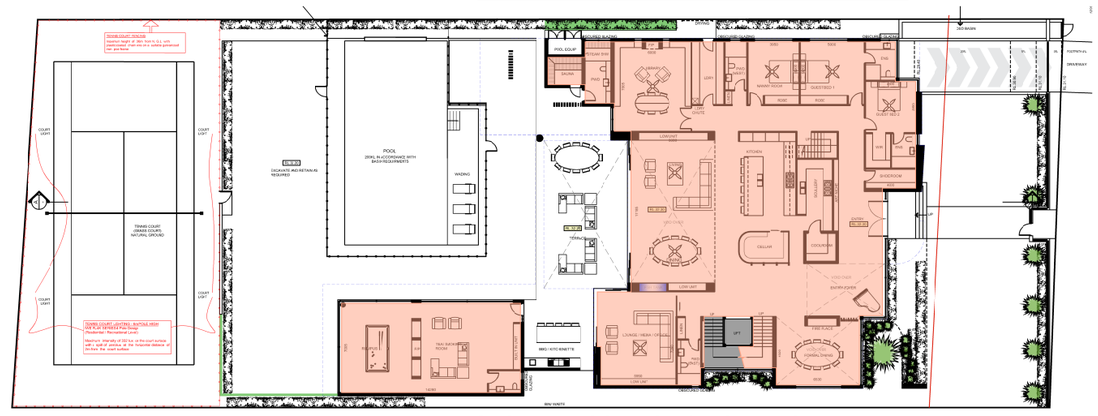
Issue: D

Sheet: 06

Architectural Plans and Supporting Documentation



FIRST FLOOR- FSR CALCULATION



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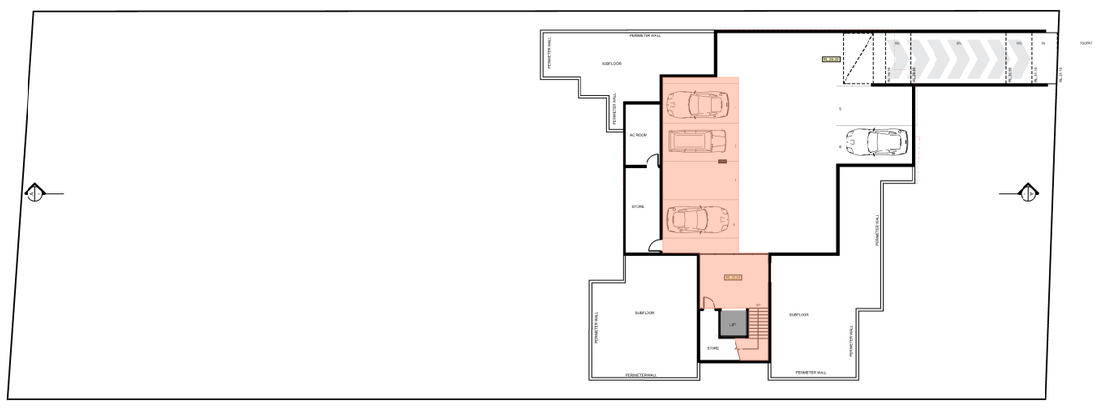

BASEMENT- FSR CALCULATION



LANDSCAPE CALCULATION

Burwood Council LEP 2012
Burwood Council Development Control Plan 2013
R2-Low Density Residential

KEY PROPOSAL STATISTICS - PROPOSED SINGLE DWELLING DEVELOPMENT

SITE AREA:	2465.0m^2
FRONTAGE:	30.48m
PROPOSED DWELLINGS:	1

*ALLOWABLE FSR

4.4A Exceptions to floor space ratio

(2) Despite clause 4.4, the floor space ratio for a dwelling house on land in Zone R2 Low Density Residential with a site area of more than 500 square metres is not to exceed 0.52:1

0.52 : 1 (1281.80m²)

*GROSS FLOOR AREA PROPOSED	
BASEMENT AREA:	113.7m^2
GROUND FLOOR AREA:	637.3 m^2
FIRST FLOOR AREA:	530.4 m^2
PROPOSED FSR :	1281.4 m^2 0.519 : 1

LANDSCAPE FRONT SETBACK	
REQUIRED	30% (117.00m^2)
PROPOSED	67% (263.00m^2)

BUILD AREA	
REQUIRED	67% (1651.55m^2)
PROPOSED	66.9% (1649.00m^2)

GROSS FLOOR AREA
means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

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Drawing Title: AREA MAPS CALCULATION SHEET

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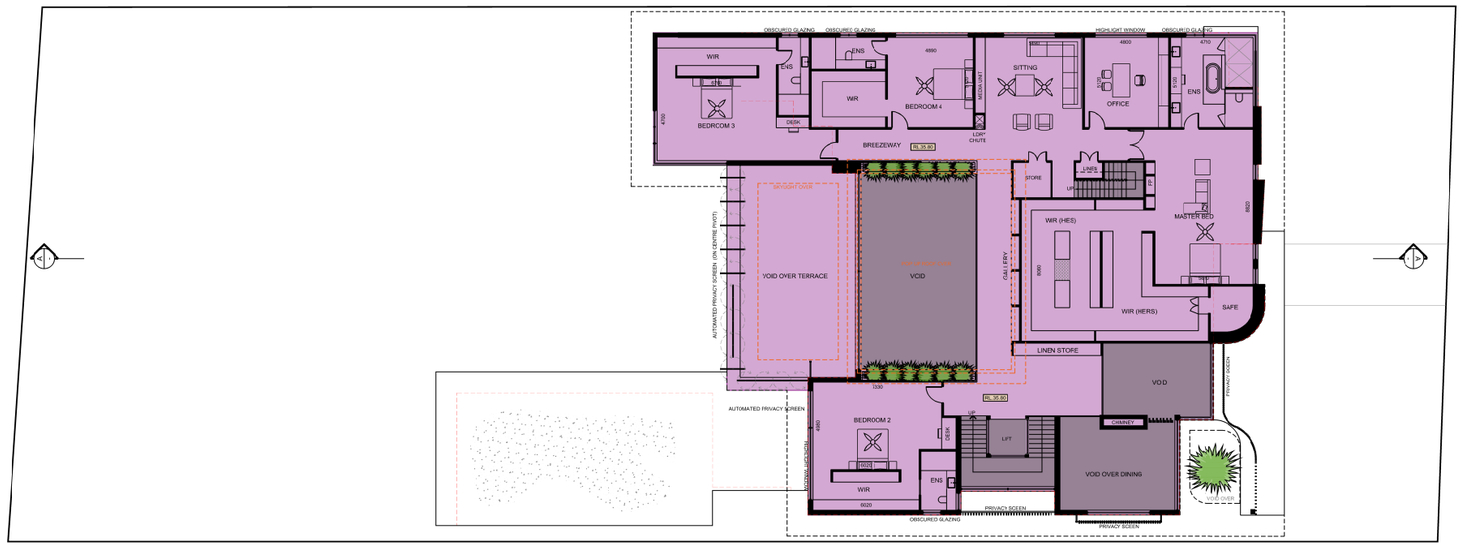
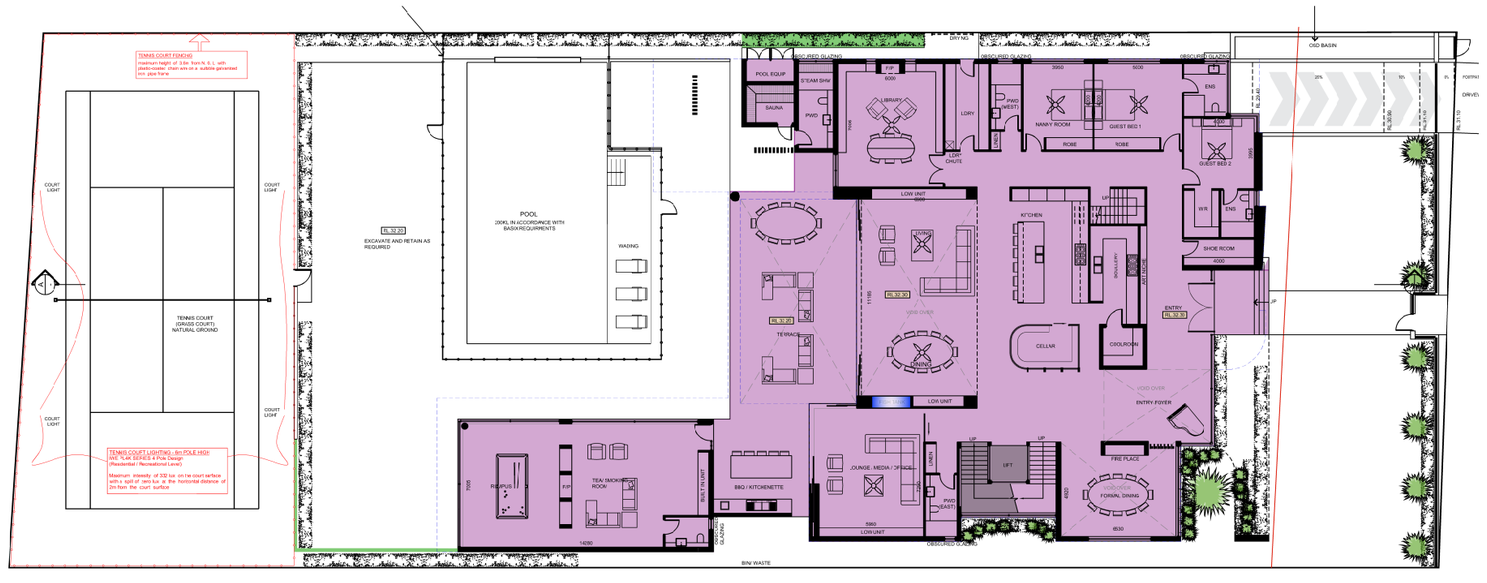
www.visionarchitects.com.au
Nominated architect
Paul Steve Issa 6998

Member Australian Institute of Architects

Drawn: S.C	Date: ALG 2019
Check: T.T	Job Number: 1329
Scale: NTS A1 A3	
Issue: D	
Sheet: 07	



FIRST FLOOR- BUILD AREA CALCULATION



GROUND FLOOR- BUILD AREA CALCULATION

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Burwood Council Development Control Plan 2013
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Drawing Title: BUILD AREA MAPS CALCULATION SHEET

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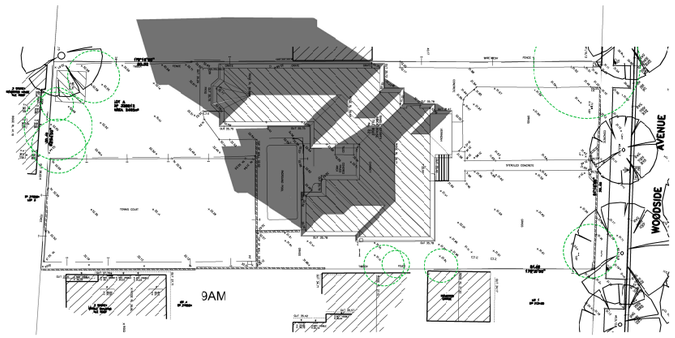
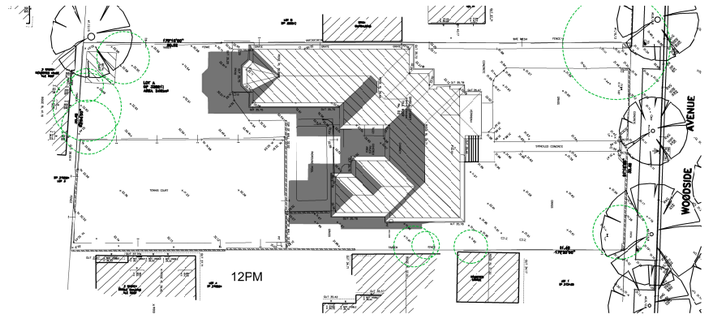
www.visionarchitects.com.au
Nominated architect
Paul Steve Issa 6998

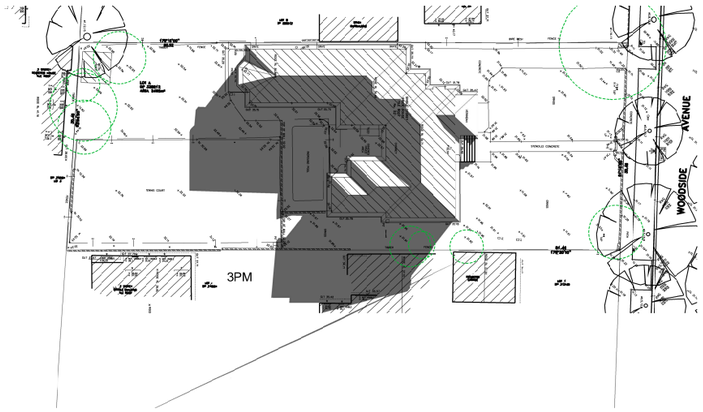
Member Australian Institute of Architects

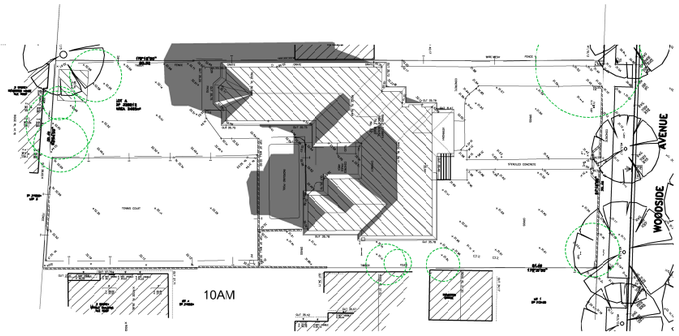
Drawn	S.C	Date	AUG 2019
Check	T.T	Job Number	1329

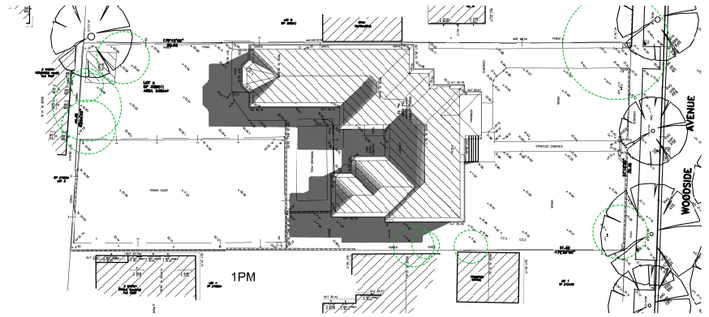
Scale: NTS A1 A3
Issue: D
Sheet: 08

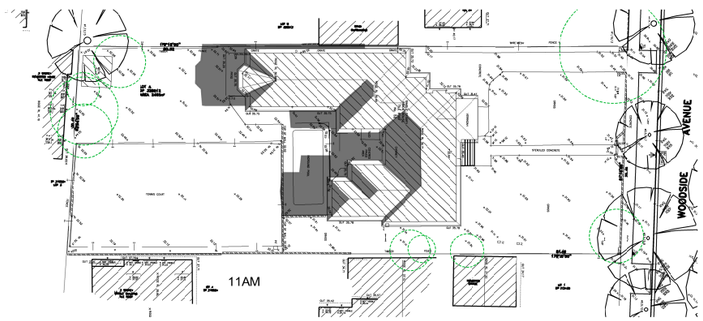


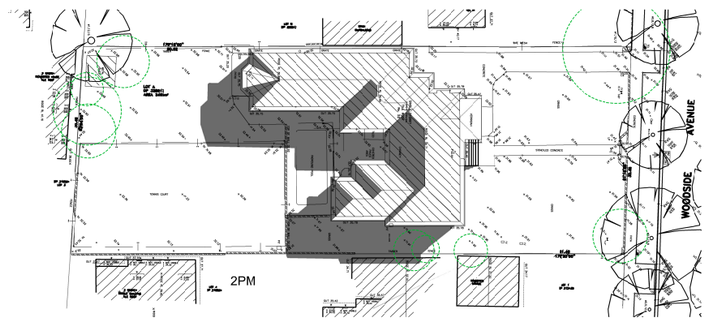












EXISTING SHADOW DIAGRAMS - MID WINTER - 22 JUNE

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Client: WOODSIDE RESIDENCE

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STRATHFIELD 2135

Project: NEW TWO STOREY DWELLING OVER BASEMENT+ SWIMMING POOL+ TENNIS COURT+ FENCE

Drawing Title: EXISTING SHADOW DIAGRAMS - MID WINTER - 22 JUNE

VISION GROUP ARCHITECTS

Studio 2, Level 1,
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Strathfield South NSW 2136

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Scale: 1:00 A1, 1:00 A3
Issue: D
Drawn: S.D
Date: ALG 2019
Check: T.T
Job Number: 1329
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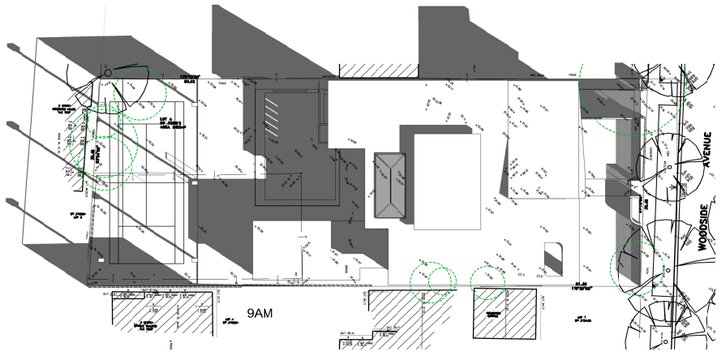

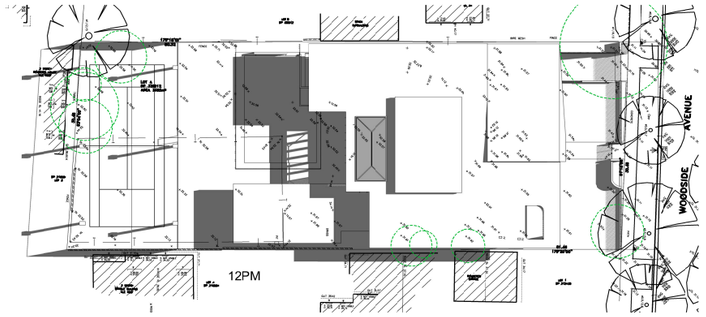

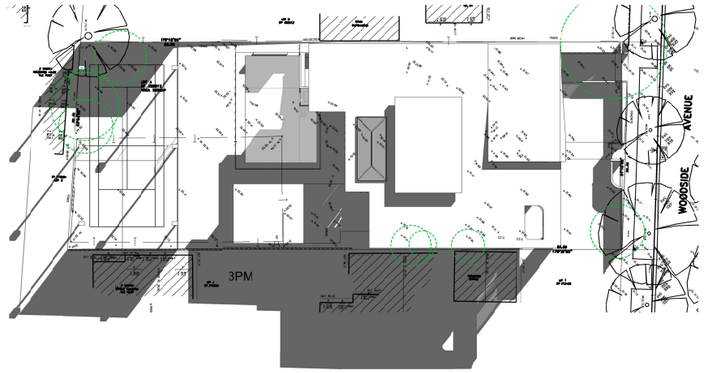

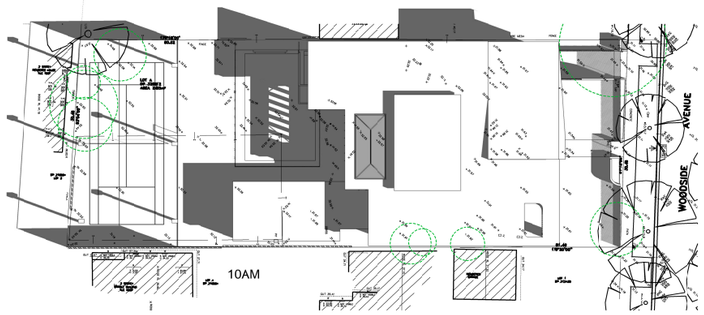

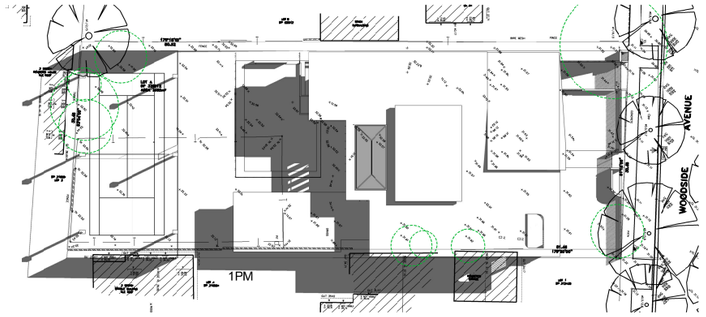

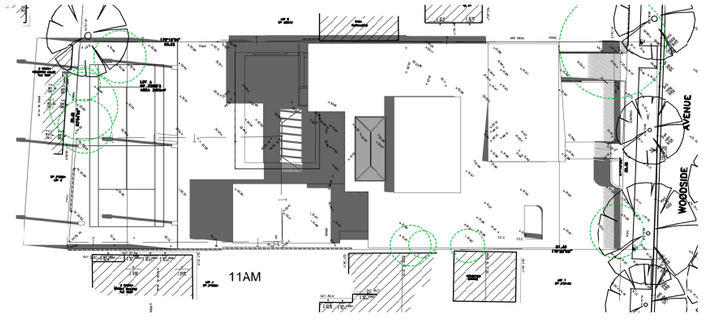

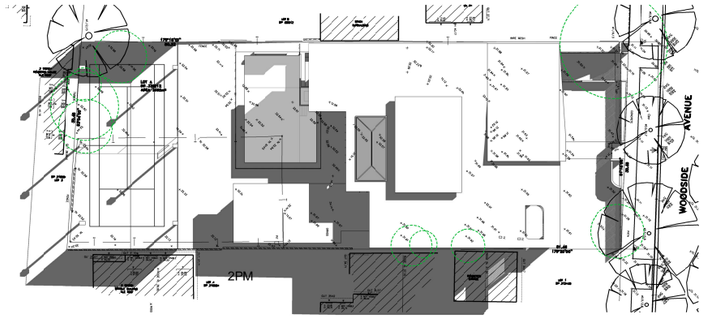

PROPOSED SHADOW DIAGRAMS - MID WINTER - 22 JUNE

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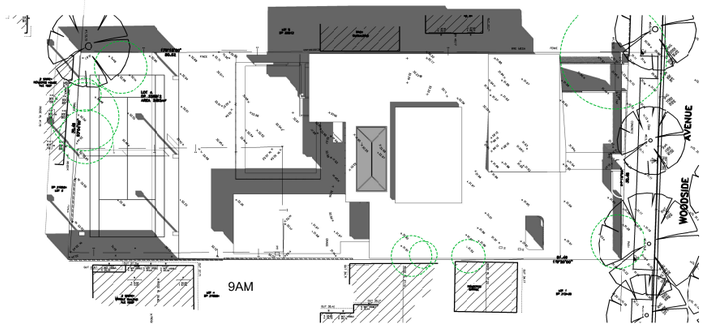
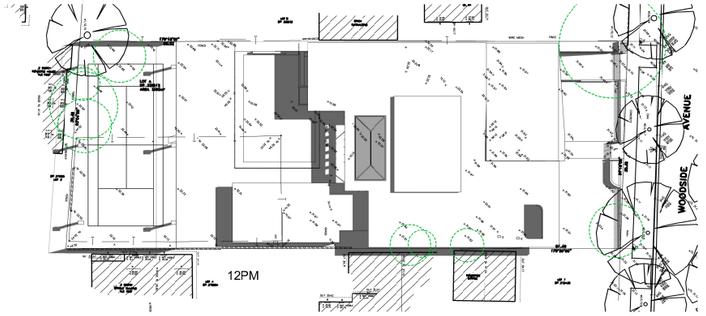
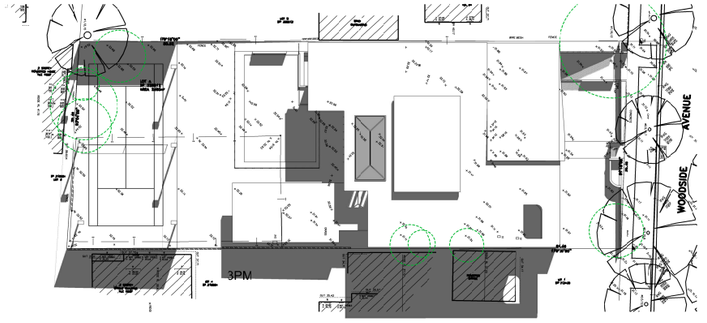
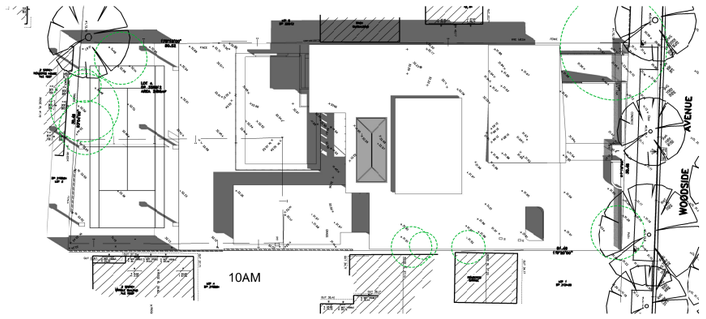
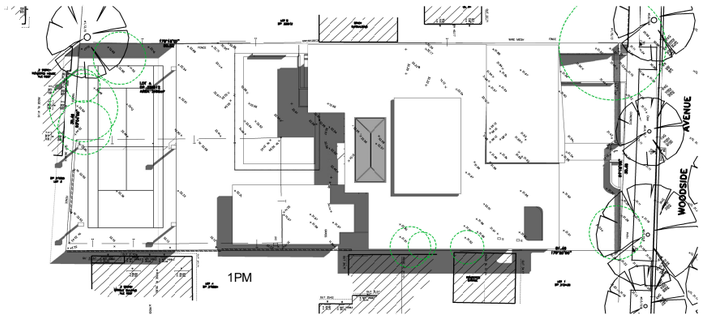
Scale	Issue
1:200 A1 1:100 A3	D
Drawn: S.D	Date: ALG 2019
Check: T.T	Job Number: 1329
	Sheet: 10

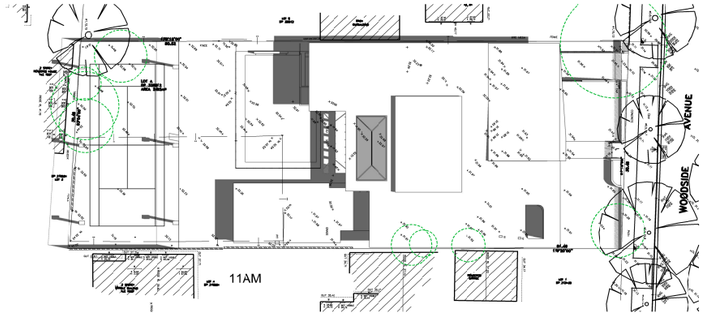


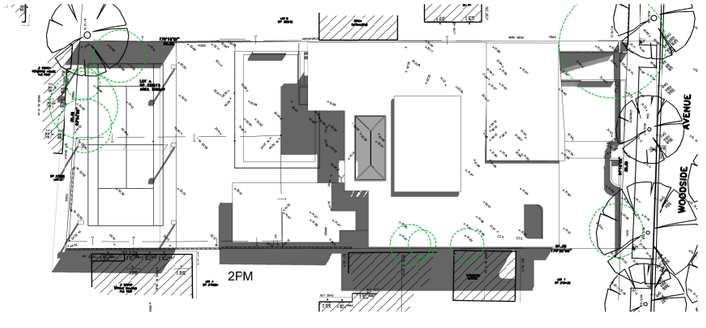












PROPOSED SHADOW DIAGRAMS - MID SPRING - 22 SEPTEMBER

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NOTE:
SELECTED TERMITE PROTECTION TO BE USED IN SITE IN ACCORDANCE WITH LOCAL ACCORDANCE WITH LOCAL COUNCIL'S REQUIREMENTS, B.C.A. AND ALL RELEVANT AUSTRALIAN STANDARDS

NOTE: JS
SMOKE DETECTORS TO COMPLY WITH REQUIREMENTS OF SPECIFICATION E1? (NSW) FIRE AND SMOKE ALARMS SHALL COMPLY WITH AS 3786 AND BE CONNECTED TO THE MAIN POWER SUPPLY.

ISSUE	AMENDMENT	DATE	INT.
D	DA- DEVELOPMENT APPLICATION	DEC 2025	T.T
C	CONSTRUCTION CERTIFICATE	MAR 2025	T.T
B	AMENDMENTS TO DEVELOPMENT APPLICATION	AUG 2020	T.T
A	DA- DEVELOPMENT APPLICATION	MAR 2020	T.T

TRUE NORTH

Client: WOODSIDE RESIDENCE

Address: LOT A IN DP 328912
52 Woodside Avenue
STRATHFIELD 2135

Project: NEW TWO STOREY DWELLING OVER BASEMENT+ SWIMMING POOL+ TENNIS COURT+ FENCE

Drawing Title: PROPOSED SHADOW DIAGRAMS - MID SPRING - 22 SEPTEMBER

VISION GROUP ARCHITECTS

Studio 2, Level 1,
490 Hume Highway,
Strathfield South NSW 2136

Phone 9142 664
Mail PO.Box 4148,
Strathfield South 2136

mail@visionarchitects.com.au
www.visionarchitects.com.au

Nominated architect
Paul Steve Issa 6998

Member Australian Institute of Architects

Scale 1:400 1:800	A1 A3
Issue	D
Drawn S.C	Date ALG 2019
Check T.T	Job Number 1329
Sheet	11

LANDSCAPE DA

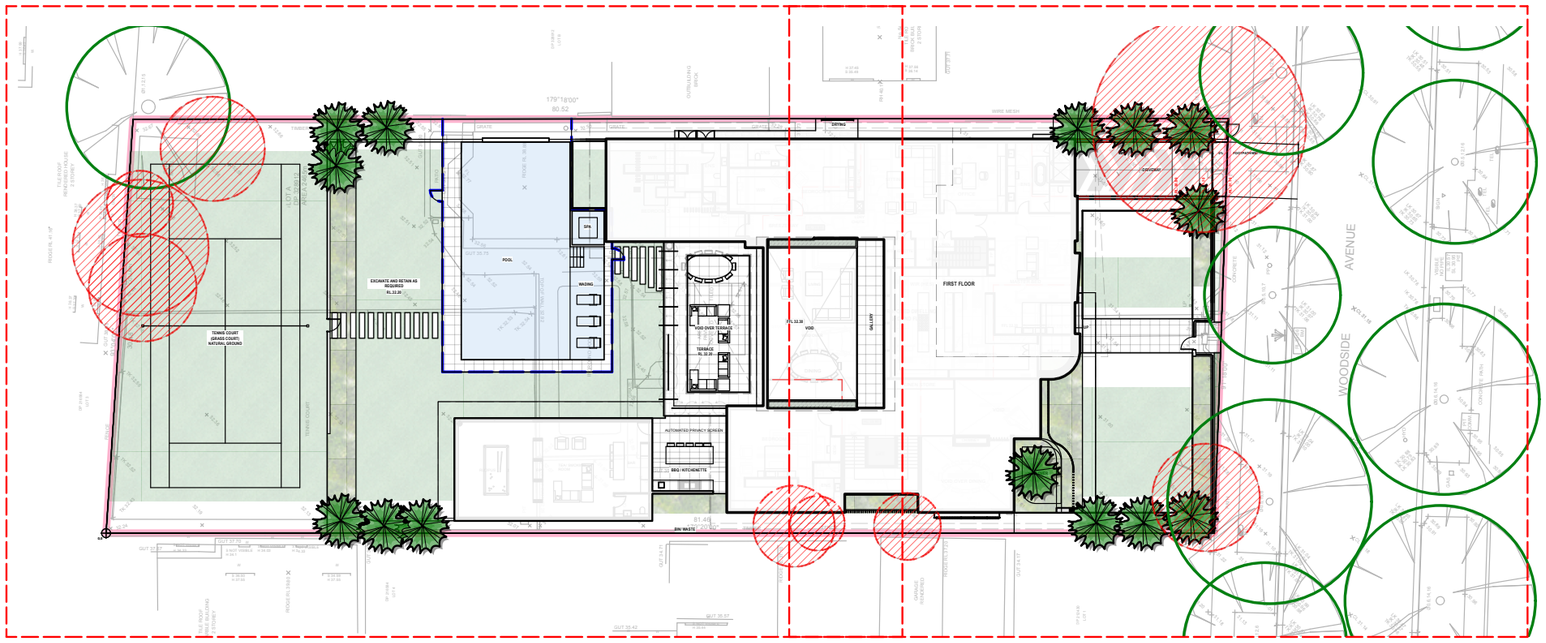
52 Woodside Avenue, Strathfield

Drawing List

Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date	Project No.
L-01	SITE PLANS/CALCULATIONS	A3	C	2/12/25	
L-02	DETAILED PLAN	A3	C	2/12/25	
L-03	DETAILED PLAN	A3	C	2/12/25	
L-04	PLANTING DETAILS	A3	C	2/12/25	
L-05	EXISTING TREE	A3	C	2/12/25	
L-06	NOTES	A3	C	2/12/25	
L-07	SPECIFICATION	A3	C	2/12/25	

0 10 M





Ref to Drawing L- 02

Ref to Drawing L- 03

EXISTING TREE LEGEND

EXISTING TREES TO BE RETAINED

TREES TO BE REMOVED

LEGEND

- DRIVEWAY
- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PROPOSED POOL
- PAVED TYPE 1 (SELECTED TILE OR PAVER ON CONCRETE)

C 2/12/25 FOR DA
ISSUE DATE COMMENT
AMENDMENTS

GENERAL NOTES
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and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman- shiplike manner according to the plans and specification.
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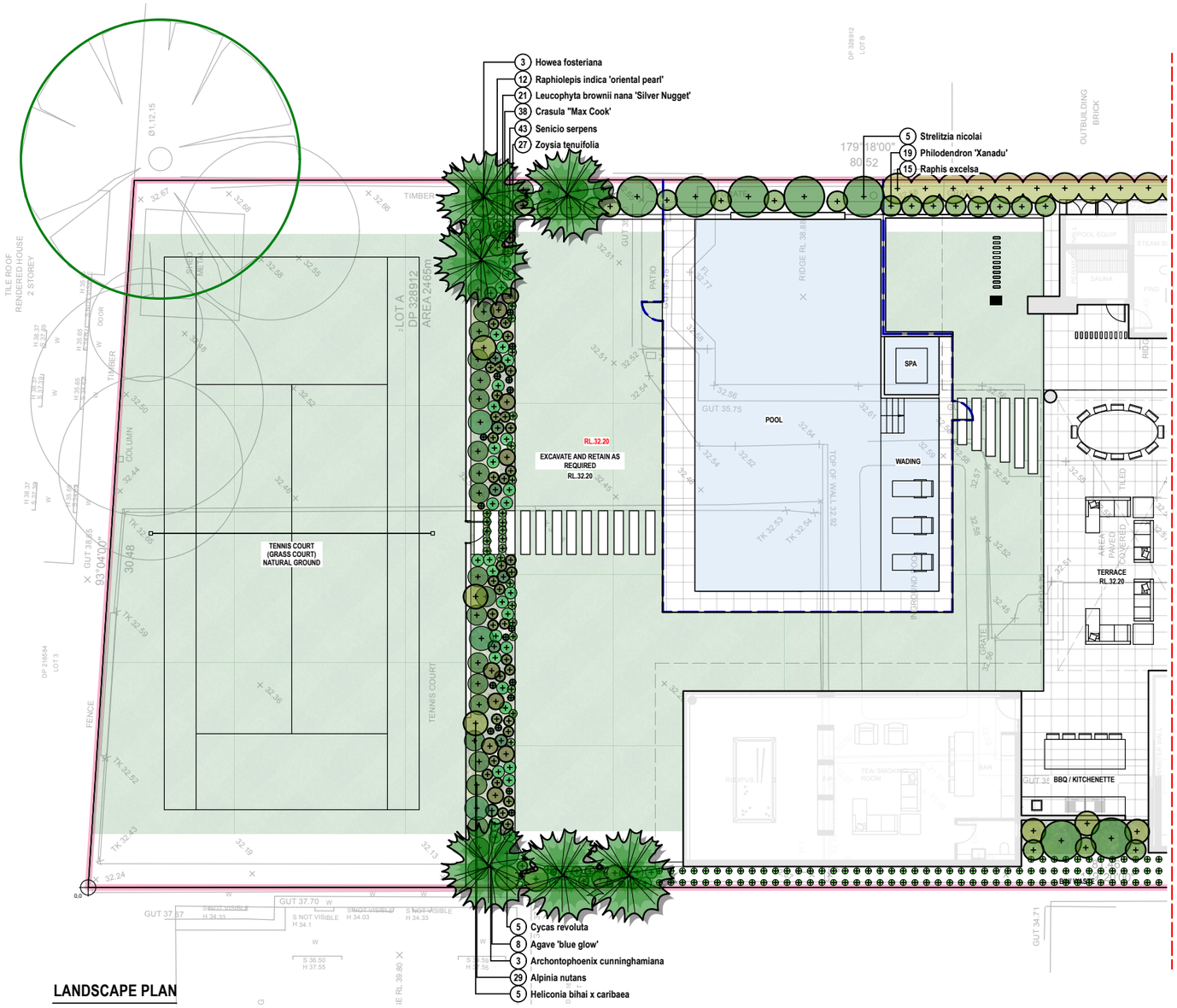
Project PROPOSED LANDSCAPE PLANS
Address 52 Woodside Avenue, Strathfield Date 02/12/25
Drawing Title SITE PLANS/CALCULATIONS Scale 1:200@A3
Drawing No.

Page
L-01 C



REFER TO L-03

EXISTING TREE LEGEND

EXISTING TREES TO BE RETAINED

TREES TO BE REMOVED

LEGEND

- DRIVEWAY
- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PROPOSED POOL
- PAVED TYPE 1 - SELECTED TILE OR PAVER ON CONCRETE

0 — 10 M

LANDSCAPE PLAN

SCALE 1:200 @A3

ISSUE	DATE	COMMENT
C	2/12/25	FOR DA

AMENDMENTS

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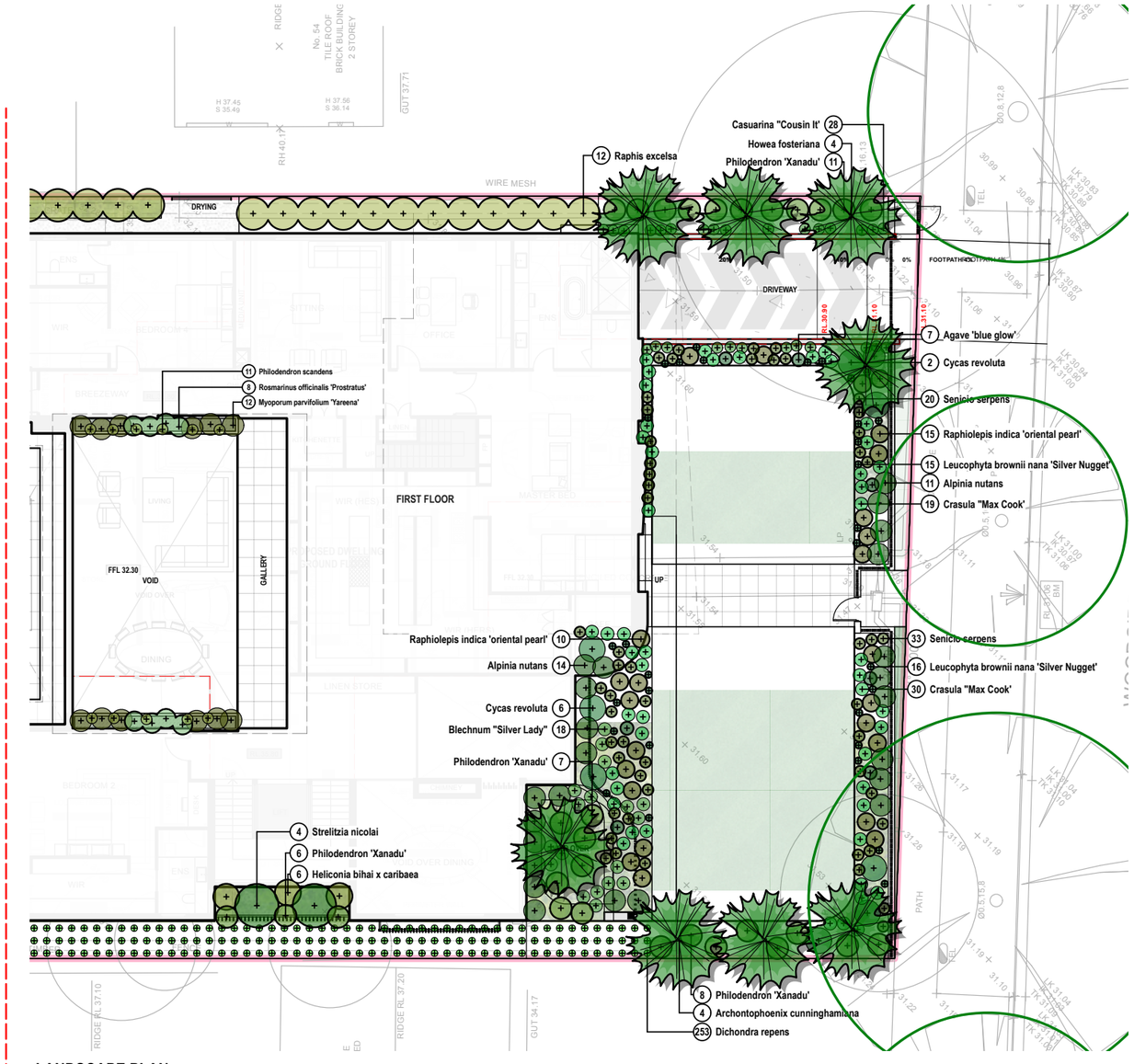
Project	PROPOSED LANDSCAPE PLANS
Address	52 Woodside Avenue, Strathfield
Date	02/12/25
Drawing Title	DETAILED PLAN
Scale	1:200@A3
Drawing No.	

Page
L-02 C



EXISTING TREE LEGEND

EXISTING TREES TO BE RETAINED

TREES TO BE REMOVED

LEGEND

- DRIVEWAY
- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PROPOSED POOL
- PAVED TYPE 1 SELECTED TILE OR PAVER ON CONCRETE

0 10 M

LANDSCAPE PLAN

SCALE 1:200 @A3

ISSUE	DATE	COMMENT
C	2/12/25	FOR DA

AMENDMENTS

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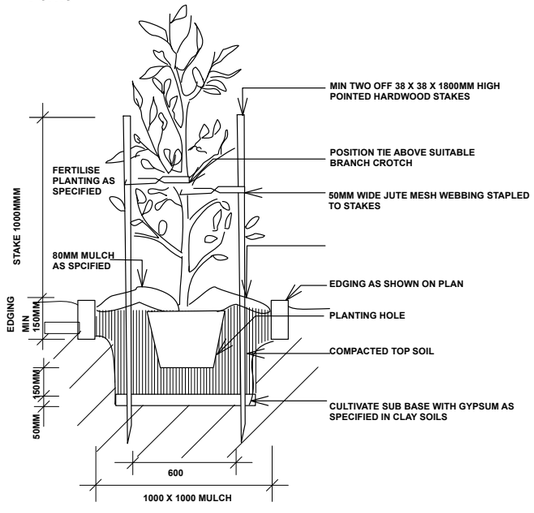
Project	PROPOSED LANDSCAPE PLANS
Address	52 Woodside Avenue, Strathfield
Date	02/12/25
Drawing Title	DETAILED PLAN
Scale	1:200@A3
Drawing No.	

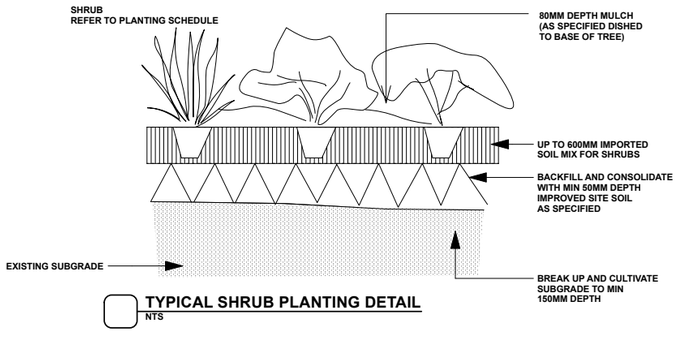
Page
L-03 C

Plant List

ID	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread
Trees					
Arc-cu	Archontophoenix cunninghamiana	Bangalow Palm	45L	10 - 20m	2-4m
HFost	Howea fosteriana	Kentia Palm	45L	5 - 10m	3.5 - 6m
Str-nic	Strelitzia nicolai	Giant Bird Of Paradise	200mm	5 - 10m	2-5m
Shrubs					
Ag- bg	Agave 'blue glow'		200mm	0.6m	0.9m
Untitled ID-1	Heliconia bihai x caribaea	Heliconia Hot Rio Night	200mm	0.9 - 1.5m	0.9 - 1.2m
Leu-bro'SN'	Leucophyta brownii nana 'Silver Nugget'	Silver Cushion Bush	200mm	0.3 m	0.3 m
Phi-xan	Philodendron 'Xanadu'	Winterborn Philodendron	200mm	0.9 - 1.5m	0.9 - 1.2m
Rap-ind-op	Raphiolepis indica 'oriental pearl'	Indian Hawthorn	300mm	0.45 - 0.6m	1.2 - 2.0m
rap-exc	Raphis excelsa	Lady Palm	300mm	3 - 5m	2.0 - 3.5m
sen ser	Senicio serpens	Blue Chalksticks	150mm	0.4m	0.6m
Ground Covers					
Alp-nut	Alpinia nutans	False Cardemon	150mm	0.9 - 1.5m	1-2.5m
Ble-sl	Blechnum "Silver Lady"	Fishbone Water Fern	150mm	0.75 - 0.9m	0.3 - 0.6m
cas'ci'	Casuarina "Cousin It'	Casuarina "Cousin It'	150mm	0.0 - 0.3m	1.2 - 2.0m
Cra-mc	Crasula "Max Cook'		150mm	0.0 - 0.3m	0.3 - 0.6m
Dic-rep	Dichondra repens	Kidney Weed	150mm	0.0 - 0.3m	0.9 - 1.2m
myo-pa'ya'	Myoporum parvifolium 'Yareena'	Yareena boobialla	150mm	0.15m	0.8 - 1m
Phi-sca	Philodendron scandens	Heartleaf philodendron	150mm	0.75 - 0.9m	0.3 - 0.6m
Ro-off'Pro	Rosmarinus officinalis 'Prostratus'	Trailing rosemary;Creeping Rosemary	200mm	0.5 m	1.2 - 2.0m
Zoy-ten	Zoysia tenuifolia	Petting Grass	150mm	0.0 - 0.3m	0.3 - 0.6m
Grasses					
Cyc-rev	Cycas revoluta	Cycad	150mm	2000	Spread
Climbers					
Aquatic Plants					
Perennials					
Ferns					



TYPICAL TREE PLANTING DETAIL
NTS



TYPICAL SHRUB PLANTING DETAIL
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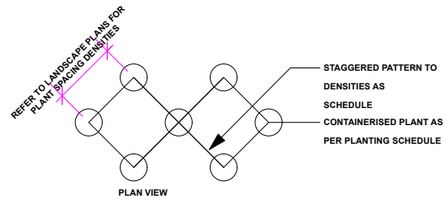

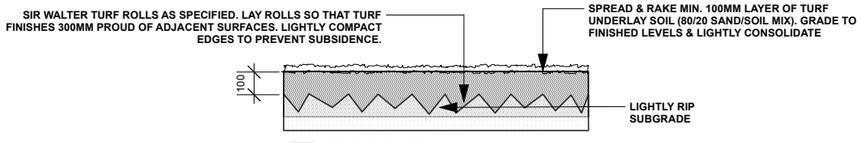

TURF DETAIL
NTS

ISSUE	DATE	COMMENT
C	2/12/25	FOR DA

AMENDMENTS

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Project **PROPOSED LANDSCAPE PLANS**
Address **52 Woodside Avenue, Strathfield** Date **02/12/25**
Drawing Title **PLANTING DETAILS** Scale **N/A@A3**
Drawing No.

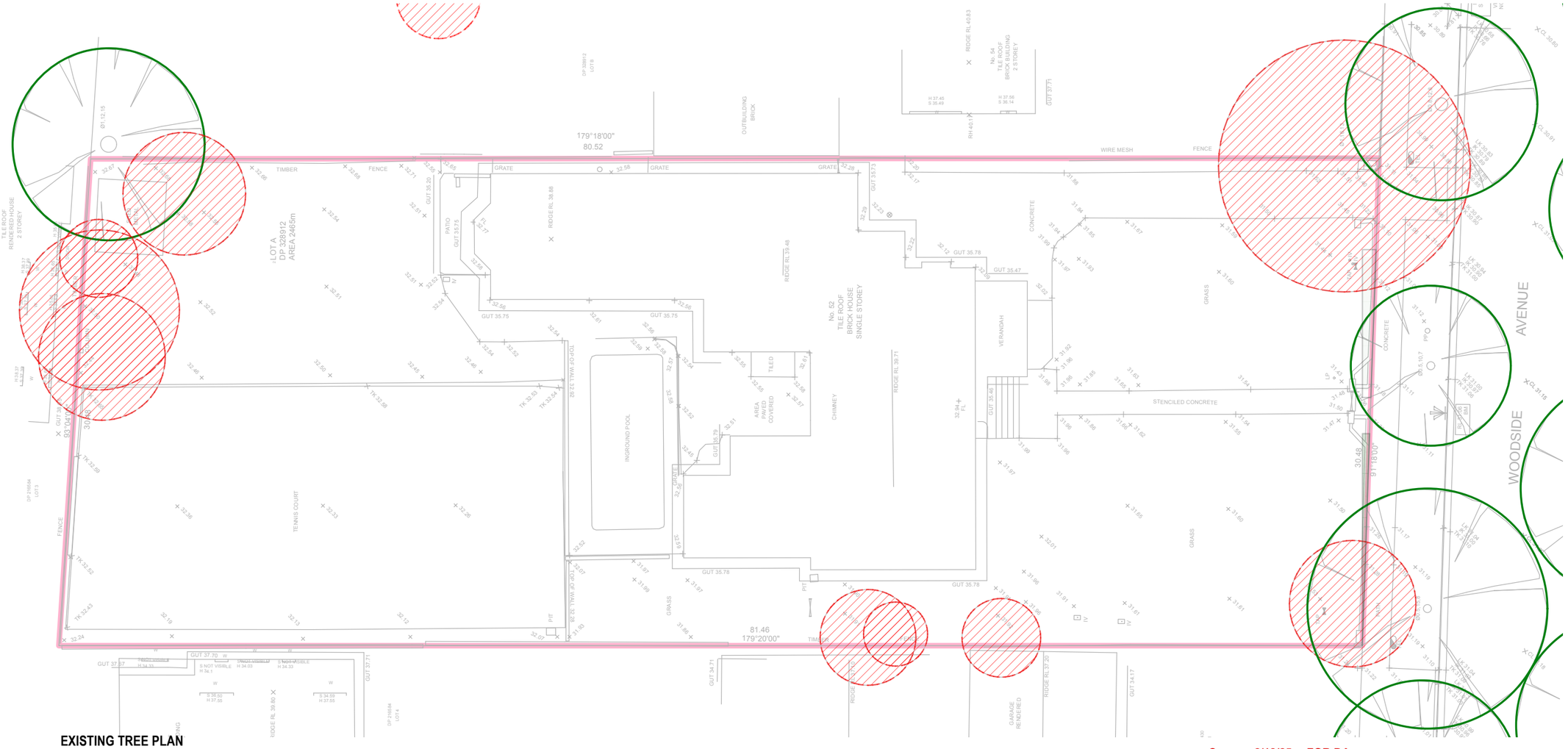
Page
L-04 C

0 10 M

EXISTING TREE LEGEND

EXISTING TREES TO BE RETAINED

TREES TO BE REMOVED



EXISTING TREE PLAN

SCALE 1:250 @A3

ISSUE	DATE	COMMENT
C	2/12/25	FOR DA

AMENDMENTS

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Project **PROPOSED LANDSCAPE PLANS**

Address **52 Woodside Avenue, Strathfield** Date **02/12/25**

Drawing Title **EXISTING TREE** Scale **1:250@A3**

Drawing No. **L-05 C**

Page

EXEMPT TREE REMOVAL

Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled/removed.
iv) Any tree species exempted by the Sutherland Shire Local Environmental Plan 2015.

POOL COMPLIANCE NOTES

The design of the swimming pool and associated equipment must comply with the following requirements:
i) The Swimming Pools Act & Regulations.
ii) Australian Standard 1926 Swimming Pool Safety as prescribed under the
Building Code of Australia.
iii) The pump and associated equipment must be sound insulated and/or isolated so
that the noise emitted does not exceed an LAeq (15min) of not more than 5 dB(A) above the background level in any octave band from 31.5Hz to 8KHz centre frequencies inclusive at the boundary of the site

The swimming pool excavation and/or swimming pool must be provided with a suitable barrier to prevent a risk of falling into the excavation or pool at all times throughout the construction phase.

Note:
-The measurement of sound must be carried out in accordance with Australian
Standard 1055.1.
-Additional information is available from Sutherland Shire Swimming Pool
Environmental Specification.
-Landscaping and ancillary structures must not intrude into the child-resistant
barrier Non-Climbable Zone.
-Only structures associated with the pool may be located within the pool area.
-Clothes lines, barbeque, sheds, entertainment structure, outside toilets or any other non pool-related structures are not permitted within the pool area.

Before the issue of any Occupation Certificate;
i) The child resistant barrier must be installed in accordance with A above.
ii) The swimming pool is to be registered in the NSW Swimming Pool Register.

The pump and associated equipment must be maintained and operated in accordance with the noise levels described above.
ii) The child resistant barrier must be maintained in accordance with the Australian Standard as described above.

PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.

Retaining wall details to engineers design.

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

This plan has been prepared for DA approval only, not for construction.

Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate.

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LANDSCAPE MAINTENANCE NOTES

MONTH	MOWING EDGING BLOWING	FERTILISING (SEASOL)	CHECK IRRIGATION	HAND WEED REMOVAL	PRUNING	WEED SPARAYING	WATERING/ IRRIGATION	PLANT REPLACEMENT IF REQUIRED
DEC	W	M	M	W	F	M	D	W
JAN	W	M	M	W	F	M	D	W
FEB	W	M	M	W	F	M	D	W
MAR	F	M	M	F	M	M	D	W
APR	F	N/A	M	F	M	M	D	W
MAY	F	N/A	M	M	M	M	D	W
JUNE	M	N/A	M	M	N/A	N/A	2ND D	W
JULY	M	N/A	M	M	N/A	N/A	2ND D	W
AUG	M	N/A	M	M	N/A	N/A	2ND D	W
SEP	M	M	M	M	N/A	N/A	2ND D	W
OCT	F	F	M	F	M	M	D	W
NOV	F	F	M	F	M	M	D	W

PLANTING ESTABLISHMENT PERIOD - 12 MONTHS
LANDSCAPE MATERIAL ESTABLISHMENT - 12 MONTHS
KEY D-DAILY, W-WEEKLY, F-FORTNIGHT, M-MONTHLY, 2ND DAY,

EXTERNAL LIGHTING - (AMENITY)

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:
Design
All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
Ongoing
All lighting must be operated and maintained in accordance with the Standard above.

IRRIGATION NOTE

NOTE
ALL GARDENS TO HAVE INSTALLED A DRIP IRRIGATION SYSTEM CONTROLLED FROM WITHIN THE STORE AND RUN OF TANK WATER (POSSIBLE TOWN WATER TOP UP). IRRIGATION SYSTEM CAN BE DESIGNED AND INSTALLED BY
SITEDESIGN + IRRIGATION
CALL DAVID JAMES +61 488 358 180

MAINTENANCE GENERAL NOTES

SECTION C: LANDSCAPE MAINTENANCE SPECIFICATION 1.0 SCOPE
1.1 PERIOD
The 52 week Planting Establishment Period commences at the date of registration of the repective plan.
The contractor is to also allow for maintenance from the date of Practical Completion to the start date of the 52 week Planting Establishment Period. The allowance shall be for a weekly rate which will then be implemented until the formal maintenance period commences.
1.2 PROGRAM
Furnish a proposed planting maintenance program with the tender.
1.3 MAINTENANCE LOGBOOK
Contractor to keep a maintenance record of works carried out on a monthly basis. Log should include but not limited to: - Activities carried out during each attendance;
- Irregularities encountered and actions taken;
NB: Maintenance payments will be evaluated on submission of monthly logbooks.
1.4 RECURRENT WORKS
Throughout the Planting Establishment Period, continue to carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, staking and tying, replanting, cultivating, pruning and keeping the site neat and tidy. All rubbish related to landscape works shall be removed by the landscape contractor before it is allowed to accumulate.
1.5 PLANTING
Commence recurrent planting maintenance works at the completion of planting. Ensure the stock arriving on site is protected and maintained for healthy growth.
1.6 REPLACEMENTS
Continue to replace failed, damaged or stolen plants for the extent of the Planting Establishment Period.
1.7 MULCHED SURFACES
Maintain the surface in a clean and tidy condition and reinstate the mulch as necessary.
1.8 GRASSED AREAS
Commence grass maintenance works at the completion of turfing, and continue to carry out grass maintenance throughout the contract and Planting Establishment Period, maintaining healthy weed free growth.
1.9 STAKES AND TIES
Adjust or replace as required. Remove those not required at the end of the Planting Establishment Period.
1.10 WATERING/ IRRIGATION
An irrigation system is to be installed to all mass planted beds and new tree planting, conntected to a pump and the rainwater tank /OSD tank. Install one tap near the front boundary (Wurrook Circuit) and one tap on the rear (eastern) boundary. This system shall be installed and maintained for the duration of the maintenance period (52 weeks) and in perpetuity of the development. All irrigation works shall be performed by a licensed irrigation contractor. Materials to be used are to be submitted to the site superintendent for approval. The contractor shall provide design drawings and material specifications/samples prior to commencing work. All works are to be conducted to all current and relevant Australian Standards.
The contractor is to be completely responsible for the coordination of the installation of the irrigation system with other services throughout the site. Recommended flow rates: The system shall be set up on a trial basis and them adjusted to suit the local requirements and conditions. Once the system is satisfactorily adjusted the contractor shall make fortnightly visits within the establishment period to ensure satisfactory performance of the system and to adjust the watering periods as required. A minimum even coverage of 25mm of water per week is recommended.
2.0 REPORTS
2.1 LANDSCAPE MAINTENANCE REPORT
'Landscape Maintenance Reports' shall be submitted to the Principle Certifying Authority by the contractor verifying that satisfactory maintenance of the landscape works has been undertaken and that any necessary rectification measures have been carried out to a high professional standard. This documentation is to be submitted through the plant establishment period.

C 2/12/25 FOR DA
ISSUE DATE COMMENT
AMENDMENTS

GENERAL NOTES
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams & columns, wind bracing to AS 1170
and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman- shiplike manner according to the plans and specification.
NOTE
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.
All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out
No responsibility will be accepted by Sitedesign for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.
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Project **PROPOSED LANDSCAPE PLANS**
Address **52 Woodside Avenue, Strathfield** Date **02/12/25**
Drawing Title **NOTES** Scale **N/A@A3**
Drawing No.

Page
L-06 C

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.

All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.

Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.

All outdoor lighting specified by architect or client to be installed by qualified electrician

Anomalies that occur in these plans should be brought to our immediate attention.

Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to “Sitewise Reference Kit” as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to “Botany Humus”, as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported “Organic Garden Mix” as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, cXXlay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION

a) Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

Mass Planting Beds - 300mm below existing levels with specified imported soil mix.

Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

b) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

c) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

d) Placement and Preparation of Specified Soil Conditioner & Mixes.

Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported “Organic Garden Mix” as supplied by ANL or approved equal.

Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2.* Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 2 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to “Forest Blend” as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf

Turf shall be “Sir Walter” Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as “Trees” on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant . There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Steel Garden Edging

The Contractor shall install stone edging as shown on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Council By-Laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

Upon completion of installation, the system shall be tested, including:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

12 MONTH MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required: Watering all planting and lawn areas / irrigation maintenance.

Clearing litter and other debris from landscaped areas.

Removing weeds, pruning and general plant maintenance.

Replacement of damaged, stolen or unhealthy plants. Make good areas of soil subsidence or erosion.

Topping up of mulched areas.

Spray / treatment for Insect and disease control.

Fertilizing with approved fertilizers at correct rates.

Mowing lawns & trimming edges each 14 days in summer or 18 days in winter Adjusting ties to Stakes

Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.**xx**

ISSUE	DATE	COMMENT
C	2/12/25	FOR DA

AMENDMENTS

GENERAL NOTES
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and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman- shiplike manner according to the plans and specification.
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Project **PROPOSED LANDSCAPE PLANS**

Address **52 Woodside Avenue, Strathfield** Date **02/12/25**

Drawing Title **SPECIFICATION** Scale **1:200@A3**

Drawing No. **L-07 C**

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1825588S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 08 December 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate XP0J7SZJIC.

Project summary	
Project name	52 WOODSIDE AVENUE STRATHFIELD 2135
Street address	52 WOODSIDE Avenue STRATHFIELD 2135
Local Government Area	Burwood Council
Plan type and plan number	Deposited Plan DP328912
Lot no.	A
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	7

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 87	Target 72
Materials	✔ -100	Target n/a

Certificate Prepared by
Name / Company Name: ecomaxhomes
ABN (if applicable): 22805208126

Description of project

Project address	
Project name	52 WOODSIDE AVENUE STRATHFIELD 2135
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Section no.	-

Project type	
Project type	dwelling house (detached)
No. of bedrooms	7

Site details	
Site area (m²)	2465
Roof area (m²)	1118
Conditioned floor area (m²)	984.0
Unconditioned floor area (m²)	40.0
Total area of garden and lawn (m²)	200
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	HERA10095
NatHERS certificate number	XP0J7SZJIC
Climate zone	56
Area adjusted cooling load (MJ/m².year)	7
Area adjusted heating load (MJ/m².year)	20

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 87	Target 72
Materials	✔ -100	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 5000 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 rain runoff from at least 500 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔
• a tap that is located within 10 metres of the swimming pool in the development		✔	✔

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Swimming Pool			
The swimming pool must not have a volume greater than 200 kilolitres.	✔	✔	
The swimming pool must have a pool cover.		✔	
The swimming pool must be outdoors.	✔	✔	

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	246	none
floor - above habitable rooms or mezzanine, concrete - suspended; frame: timber - untreated softwood..	778	fibreglass batts or roll
garage floor - concrete slab on ground.	323	none
external wall: cavity brick; frame: no frame.	all external walls	none
external garage wall: concrete block/plasterboard; frame: no frame.	211	none
internal wall shared with garage: plasterboard; frame: timber - untreated softwood.	48	fibreglass batts or roll
internal wall: single skin masonry; frame: no frame.	1065	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	1118	ceiling: fibreglass batts or roll; roof: foil backed blanket.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	309
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	309
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 3 star (average zone)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 3 star (average zone)		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 3 star (average zone)		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 3 star (average zone)		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 8 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): no heating		✔	
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: single speed with a performance of 6 stars.		✔	
The applicant must install a timer for the swimming pool pump in the development.		✔	
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovolatic system must consist of: • photovolatic collectors with the capacity to generate at least 12 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

Site Construction, Waste Management & Soil and Water Management Erosion Sediment Control Plan

DEMOLITION OF ALL EXISTING STRUCTURES
&
CONSTRUCTION OF PROPOSED NEW (2) TWO STOREY DWELLING OVER BASEMENT+ FRONT FENCE +SWIMMING POOL+ TENNIS COURT

52 Woodside Avenue
STRATHFIELD,NSW 2135

This information shall be read in conjunction with drawings:
Job No. 1329

Vision Group ARCHITECTS Pty Ltd • ABN 74 631 476 983
Studio 2, 490 Liverpool Road, STRATHFIELD SOUTH, 2136 NSW • PO Box 4148, STRATHFIELD SOUTH, NSW 2136
+61 438 839 426 • mail@visionarchitects.com.au • www.in-vision.com.au

Construction and Site Management

Prior to any construction works, all existing site services affected by the new construction

shall be located. This shall be both a physical identification and a check with "Dial Before you Dig".

During the course of the construction, the site shall be cleaned and all excess materials shall be removed on a regular basis. No materials shall be stored on council property or the roadway.

Upon completion of all construction works, the site shall be cleaned and all remaining construction debris, temporary barricades and other matter shall be removed.

Generally the modest scale of the works will require only modest scale deliveries. Most deliveries will be able to be placed directly on site. Where off site activities occur the following criteria will be met.

Note 1. Safe access

Access to the site is to be through the front of the site via Woodside Avenue. Adequate safety signage must be erected in a prominent position of impending dangers.

Note 1a. Protection to road and footpath

Construction vehicles are to enter and leave the site over an all-weather surface ensuring the protection of roads and footpaths.

Traffic areas are to be covered at all times by a protective mat constructed out of 150 x 50 HWD planks close connected by 40 x 1 galvanised iron strips or coarse crushed stone or blue metal constructed within the front setback area opposite the existing footpath crossing.

The constructor is to ensure that any soil debris is not carried beyond the site and is to wash the area regularly to ensure that the adjacent street remain clean

Note 2. Loading and unloading of machinery and materials

Loading and unloading of materials shall occur via Woodside Avenue. Protection mat is to be used at all times for loading and unloading over public path. Concrete pumps and trucks will also utilize the all weather surface for their operations.

Materials will be unloaded upon the all weather surface within the front setback area by means of cranes mounted on the back of delivery trucks or unloaded by hand. It is not envisaged that a mobile crane will be required during the construction process.

Note 3. Site storage, waste and recycling

Sufficient space is available on the site during the construction period for storage of construction materials at the front of the property and for minimum sized waste and recycling containers at the front of the property. Contractors and deliverers are to obtain relevant permits for use of public areas should it be necessary.

Some stockpiling of topsoil removed from the building area may be stored on the site during construction within the property in an area enclosed with sediment control fencing.

All excavated and construction material, shed, skip bins, temporary water closets, equipment, etc shall be kept within the property. No vehicles or machines shall stand on council's footpath for large lengths of time.

All rubbish and recyclable material shall be stockpiled in waste bins in the area nominated on the Construction, Site and Waste management plan within the site boundary. Public property will be kept free of rubbish and recyclables at all times. Any waste material shall be regularly collected from the site and disposed of in an appropriate fashion.

Any building/demolition works involving asbestos shall be carried out in accordance with the relevant standards.

Note 4. Maintaining Clean Roadways

Construction vehicles are to enter and leave the site over an all-weather surface ensuring the protection of roads and footpaths.

Traffic areas are to be covered at all times by a protective mat constructed out of 150 x 50 HWD planks close connected by 40 x 1 galvanised iron strips or coarse crushed stone or blue metal constructed within the front setback area opposite the existing footpath crossing.

The constructor is to ensure that any soil debris is not carried beyond the site and is to wash the area regularly to ensure that the adjacent street remain clean.

Note 5. Design and On Going Management

The modest scale of the works will enable ease of protection of the surrounding environment.

Noise levels shall be kept below council regulation level. Building and demolition works shall only be carried out between hours and on days specified by the council.

Safety fences shall be provided around all boundaries unless a continuous structurally adequate fence presently exists. The fencing shall be adequate to restrict public access to the site when building works are not in progress and the site is unoccupied.

Waste management

Note 6. Waste Quantity

Due to the nature of the work there will be small quantities of waste generated. Demolition material will mostly consist of timber offcuts, roof sheeting. There will also be waste generated from the construction of the proposed works. This will mainly consist of roof tile, metal roof sheeting timber offcuts, tile rubble, brick rubble and general construction waste.

Note 7. Waste Disposal and Recycling

Waste is to be recycled where possible. All waste is to be disposed of at an approved waste transfer station.

Siltration Control Plan

Note 8. Dust and silt control

There is a moderate amount of demolition work involved in the project and the necessary dust and silt controls will be taken.

Sand bag silt traps shall be placed along all low points along the boundary to provide sediment and erosion control from stormwater run-off. Similar controls will be applied to protect stormwater inlets or gutter systems within the immediate vicinity of the site.

Geotextile fabric shall be placed inside of the site fencing prior to site disturbance to prevent sediment washing from cleared and disturbed areas of the site into the stormwater system. During construction uncontaminated runoff from cleared or disturbed areas are to be directed to a temporary silt arrestor pit that shall be provided within the site at the street boundary to process site stormwater before it is discharged to the street drainage system.

All top soil that is to be stripped and stockpiled on site is to be placed in the nominated area on the site management plan. All disturbed areas are to be stabilized upon the completion of building works.

All sediment controlling structures are to be continually contained during construction and inspected for structural damage after rainfall event, with trapped sediment being removed to the topsoil stockpile.

Where there is potential of site erosion to produce excessive sediment runoff suitable geotextile barriers shall be placed to alleviate the risk accordingly. Bare surface shall be kept moist to reduce dust levels. Geotextile fabric located on the inside of fences shall also be utilized for dust control where necessary.

Waste Management Plan: Demolition Waste

Materials On-Site		**Destination**		
		Re-use & Recycling		**Disposal**
Type of Material	**Estimated Volume (m^3) or Area (m^2)**	**On- Site** Specify proposed reuse or on-site recycling methods	**Off-Site** Specify contractor and recycling outlet	Specify contractor and landfill site
Excavation Material	$10m^3$	Back fill behind retaining walls where practical	N/A	Excavation contractor and landfill site are yet to be allocated
Green Waste (eg. Trees)	$15m^3$	N/A	Sent to relevant recycling company for composting	Site bins removed by contractor
Bricks	$12m^3$	Re-use in Retaining Walls where practical	Selected landfill site must have recycling facilities	Demolition contractor and landfill site are yet to be determined
Concrete	$13m^3$	N/A	Selected landfill site must have recycling facilities	Demolition contractor and landfill site are yet to be determined
Timber – please specify	$12m^3$	To be used as formwork on site where practical	N/A	Demolition contractor and landfill site are yet to be determined
Plasterboard	$5m^3$	N/A	N/A	Demolition contractor and landfill site are yet to be determined
Metals – please specify	$6m^3$	N/A	N/A	Demolition contractor and landfill site are yet to be determined
Other (eg. Asbestos, tiles, PVC tubing, plastics)	N/A	N/A	N/A	N/A

Note: Details of site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

Waste Management Plan: Construction Phase

Materials On-Site		**Destination**		
		Re-use & Recycling		**Disposal**
Type of Material	**Estimated Volume (m^3) or Area (m^2)**	**On- Site** Specify proposed reuse or on-site recycling methods	**Off-Site** Specify contractor and recycling outlet	Specify contractor and landfill site
Timber		-	Pallets Returned Excess Timber returned to supplier.	Remainder to skip bins
Bricks		Offcuts for fill	Return leftovers to supplier	Skip bin for remainder
Metals		-	To recycling yard where possible	Skip bin for remainder

Note: Details of site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

Waste Management Plan: Ongoing Management of Waste

Type of Waste to be generated Specify eg. Food waste, glass, paper, metal, off cuts etc.	**Expected FOL. Per Week** Litres or m^3	**Proposed on Site Storage & Treatment Facilities** eg. Waste storage & recycling area, garbage chute, on site composting compaction equipment	**Destination** Recycling, disposal, specify contractor
General Household Rubbish		Council Garbage Bins	Council Garbage Recycling Facilites.

Note: Details of site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

Waste Management Plan Form 5 – Ongoing Management of Waste

Describe how you intend to ensure ongoing management of waste on-site. (eg. Lease conditions, caretaker / manager on-site):

N/A

JACKSONS NATURE WORKS
34 CALOOLA CRESCENT, BEVERLY HILLS 2209
9 150 4430
0 4 18) 414 502

ARBORICULTURAL IMPACT ASSESSMENT REPORT

At

52 Woodside Avenue West, Strathfield

Prepared for

Mr J Chen

8th September 2020

Prepared by: Ross Jackson
Graduate Certificate in Arboriculture (AQF L 8)
Dip. Horticulture (Arboriculture – AQF L 5)
Certificate III in Horticulture (Arboriculture)
Certificate in Horticulture (Landscape)

Member of the Arboriculture Australia (MAA)
Member of the Australian Institute of Horticulture
Consulting Arborist Nos.1695

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DISCLAIMER

The Client acknowledges that this Report, and any opinions, advice or recommendations expressed or given in it, are the information supplied by the Client and on the data inspections, measurements and analysis carried out or obtained by Jacksons Nature Works (JNW) and referred to in the Report. The Client should rely on The Report, and on its contents, only to that extent.

Care has been taken to obtain all information from reliable sources. All data has been verified as far as possible. However, Ross Jackson – Consulting Arborist can neither guarantee nor be responsible for the accuracy of information provided by others. Unless stated otherwise:

- Information contained in this report covers only the trees examined and reflects the health and structure of the trees at the time of inspection. The documented, observations, results, recommendations and conclusions given may vary after the site visit due to environmental conditions.
- The inspection was limited to visual examination from the base of the subject tree without dissection, probing or coring.
- There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future; &
- Unauthorised use of this report in any form is prohibited and remains the intellectual property of Jacksons Nature Works until all costs are settled.

Ross Jackson.

Consulting Arborist

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1. BACKGROUND and METHODODOLGY

1.1 The purpose of this Tree Report is to inform and accompany the development application works at 52 Woodside Avenue West, Strathfield – The Site.

1.2 The report was commissioned by Mr J Chen to respond to Council's requirements to consider the development impacts on trees located on and around the Site.

1.3 This report outlines the health and condition of the subject trees, the remaining life expectancy of the trees, identifies any visible defects or other problems, describes which trees require pruning, removal, retention or represent a potential hazard and comments on the impact on these trees in relation to the works proposed. The report also provides recommended tree protection measures (Tree Management Plan) to ensure the long-term preservation of the trees to be retained where appropriate.

1.4 The Site is a residential site with gardens at Strathfield.

1.5 The trees were identified by ground level Visual Tree Assessment (VTA) [1] only in the data collection, taken on 4th September 2020. No aerial (climbing) was undertaken.

1.6 All site photographs were taken by the author at the site. All photographs were taken using a digital camera (Canon 7D) with no image enhancement either within the camera or on computer.

1.7 The subject trees were located on plans supplied. The trees have been plotted and can be found on Annexure B – Tree Location Plan.

1.8 The trees were identified and their genus species and common name used. The trees were identified by the use of data collected and compared to G Burnie, S Forrester et al (1997) **Botanica** Random House, Milsons Point, NSW, Australia.

1.9 DBH. The Trunk Diameter at Breast Height (1.4 metres above ground level) in centimetres was measured over bark using a metal tape which automatically converts to diameter and assumes a circular trunk cross section.

1.10 DRB. The trunk Diameter above Root Buttress in centimetres was measured over bark using a metal tape which automatically converts to diameter and assumes a circular trunk cross section.

1.11 Height. Estimated overall height in metres.

1.12 Spread. Measured with a metal tape measure and shown in metres.

1.13 Useful Life Expectancy (ULE)[2].
A systematic pre-development tree assessment procedure developed by Jeremy Barrell, Hampshire, England. It gives a length of time that the Arborist feels a

[1] Mattheck, Dr. Clause & Breloer, Helge (1994) – Sixth Edition (2001) **The Body Language of Trees – A Handbook for Failure Analysis** The Stationery Office, London, England
[2] Barrell, Jeremy (1996, 2001) **Pre-development Tree Assessment** Proceedings of the International Conference on Trees and Building Sites (Chicago) International Society of Arboriculture, Illinois, USA

particular tree can be retained with an acceptable level of risk based on the information available at the time of the inspection. SULE ratings are Long (retainable for 40 years or more with an acceptable level of risk), Medium, (retainable for 16 – 39 years), Short (retainable for 5 – 15 years) and Removal (tree requiring immediate removal due to imminent hazard or absolute unsuitability).

1.14 The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) have been calculated in terms of AS 4970 – 2009 Protection of trees on development site Section 3.

1.15 To prepare this report we have reviewed the following documents:

- Detail survey by CitiSurv Pty Ltd dated 21.4.2017.
- Architectural plans by Vision Group dated August 2020.
- Part O of the Strathfield Consolidated Development Control Plan 2005 – Tree Management (DCP); &
- Australian Standard AS 4970 – 2009 Protection of trees on development sites.

2. OBSERVATIONS as seen on the days of inspection (4.9.2020)

2.1 Our tree observations can be found in Annexure A.

3. DISCUSSIONS

3.1 We have been commissioned by Mr J Chen, to examine the health and condition of the trees on and around this development site.

It is proposed to demolish the existing and the construction of a new residence and basement parking with swimming pool and tennis court on Site (development works).

3.2 We have examined the trees on site and can suggest the following considerations for the development works:

1. Tree 1 & 2 *Lophostemon confertus* show good vitality with typical upper canopy pruning to accommodate the overhead power lines. The development work is confined to the site, thus ensuring the retention of these street trees – refer Annexure C. Note for retention and protection in the Tree Management Plan (TMP).

2. Tree 3 *Triadica sebiferum* shows good vitality with a large limb pruned at 2m to provide vehicular access to the site – refer plate 1. The roots of this tree have lifted the concrete driveway, pushed the front brick fence out of alignment and damaged the crossing. In a DA dated 27.8.2018 by Burwood Council approval was given to remove this tree with a similar driveway configuration. In many respects the same situation exists for the proposed development works i.e. removal of Tree 3 to construct the crossing, driveway and front fence – refer Annexure C. Therefore, removal of this tree is proposed to undertake the construction of the new driveway / fencing. Note for removal in the TMP.



Plate 1: tree 3 damage to surrounding structures

3. Tree 4 *Callistemon viminalis* shows fair vitality with poor form, having its western stem lopped at 2m – refer plate 2. While the development works around this tree are restricted to a front fence and landscaping, it is proposed to seek permission to remove this low retention value tree and replant more appropriate trees on site. Note this tree for removal in the TMP.



Plate 2: tree 4

4. The following trees are classified as Exempt trees in Council's DCP and can be removed without consent: Tree 5 *Camellia sasanqua*, tree 6 *Camellia japonica*, tree 8

Syagrus romanzoffiana and tree 10 *Cotoneaster glaucophyllus*. Note these trees for removal in the TMP.

5. Tree 7 *Lagerstroemia indica* shows good vitality having been topped at 2m with the epicormic regrowth small branches exceeding the height exemption by 1m – refer plate 3. Being 5m this tree is covered by Council's DCP however, removal is supported as it is assessed to be of low retention value and the proposed encroachment of 31%, which will result in an unacceptable loss of roots and stability. However, there is ample space on site to replant a replacement tree. Note for removal in the TMP.

c



Plate 3: tree 7

6. Tree 9 *Harpephyllum caffrum* shows good vitality and is located in the rear yard of the western neighbour's property. It is noted there is a height differential between the sites with an existing concrete strip located on site along site boundary – refer plate 4. The proposed grass tennis court is within the TPZ of this tree – refer Annexure C, however it is proposed to maintain the natural ground levels on site and with the existing concrete barrier, the roots of this tree will not be affected, thus ensuring retention. Note this tree for retention in the TMP.



Plate 4: concrete haunch along boundary near tree 9

7. Tree 11 *Callistemon viminalis* and tree 12 *Melaleuca bracteata* show fair to good vitality with extensive canopy pruning on their southern side to provide clearance to the residence at the rear – refer plate 5. To construct the new tennis court these low retention value trees will need to be removed. There is ample space on site to replant replacement trees. Note for removal in the TMP.



Plate 5 – trees 11 & 12

8. The following trees were not recorded on the site survey and have been hand marked up by measurements by JNW: Tree 13 & 14 *Corymbia maculata*, tree 15 *Callistemon saligna* and *Triadica sebiferum* – all showing good vitality with an existing concrete driveway on site – refer plate 6. In DA dated 27.8.2018 a driveway was approved to a new dwelling with basement parking, similar to what is now proposed – refer Annexure C. The current proposal has an encroachment of 22% for tree 13, 20% for tree 14, Nil for tree 15 and 8% for tree 16 – refer Annexure C. It must be acknowledged the existing concrete driveway has been in situ for many years and has acted as a barrier to root growth into the site, plus there is no evidence of heaving of the concrete – refer plate 6. Therefore, the prosed development works are assessed to be acceptable and will have little impact on these tree's longevity. Note for retention and protection in the TMP.



Plate 6 – existing driveway on site opposite trees 13 - 16

4. RECOMMENDATIONS

The following recommendations are advised:

a) Retain the following council street trees: Tree 1 & 2
b) Remove the following tree on site: Tree 3, 4, 5, 6, 7, 8, 10, 11 & 12.
c) Retain the following neighbour's trees: Tree 9, 13, 14, 15 & 16.
d) Tree removal work shall be carried out by an experienced tree surgeon in accordance with *Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal (2016)*.
e) Install the following Tree Protection Measures around the retained street tree: Tree 1 & 2, tree protection measures shall be a temporary fence of chain wire panels 1.8 metres in height (or equivalent), supported by steel stakes or concrete blocks as required and fastened together and supported to prevent sideways movement. Existing boundary fences or walls are to be retained shall constitute part of the tree protection fence where appropriate. A sign is to be erected on the tree protection fences of the trees to be retained that the trees

are covered by Council's tree preservation orders and that "No Access" is permitted into the tree protection zone – refer Annexure D.

f) Install the following Tree Protection Measures around the retained trees: Tree 9, 13, 14, 15 & 16, tree protection measures shall be a temporary fence of chain wire panels 1.8 metres in height (or equivalent), supported by steel stakes or concrete blocks as required and fastened together and supported to prevent sideways movement. A sign is to be erected on the tree protection fences of the trees to be retained that the trees are covered by Council's tree preservation orders and that "No Access" is permitted into the tree protection zone;
g) That a Tree Management Plan be prepared as part of the Construction Certificate by a consulting arborist who holds the Diploma in Horticulture (Arboriculture), Level 5 or above under the Australian Qualification Framework;
h) An AQF Level 5 Project Arborist shall be engaged to supervise the building works and certify compliance with all Tree Protection Measures.
i) The tree location plan can be found on Annexure B: &
j) The tree impact plan can be found on Annexure C.



Ross Jackson M.A.A. & M.A.I.H.
Consulting Arborist 1695
Graduate Certificate in Arboriculture AQF Level 8
Diploma Horticulture (Arboriculture) – AQF Level 5
Certificate III in Horticulture
Certificate in Horticulture (Landscape – Honours)

Annexure A: Observations as seen on the day of inspection of trees

Tree No	Botanical Name	Age Class	Height (m)	Spread (m)	D.B.H. (cm)	D.R.B. (cm)	TPZ (radius m)	SRZ (radius m)	Condition comments as seen on site	ULE
1	*Lophostemon confertus*	M	6	6	40	47	4.8	2.4	G vitality, OHPL	2
2	*Lophostemon confertus*	M	6	7	54	68	6.5	2.8	G vitality, OHPL	2
3	*Triadica sebiferum*	M	10	10	86	100	10.3	3.3	G vitality, lifting driveway/ gate, branched pruned @ 2m for clearance	3b
4	*Callistemon viminalis*	M	7	5	22, 24	48	3.9	2.4	F vitality, west stem topped @ 4m, lopped sided canopy	3
5	*Camellia sasanqua*	M	3	3	4 x 8	20	2.0	1.7	Exempt tree	-
6	*Camellia japonica*	M	3	2	12	16	2.0	1.5	Exempt tree	-
7	*Lagerstroemia indica*	M	5	4	28	34	3.4	2.1	G vitality	3
8	*Syagrus romanzoffiana*	M	10	-	-	-	-	-	Exempt species	-
9	*Harpephyllum caffrum*	M	12	10	80	90	9.6	3.2	G vitality, ND	2
10	*Cotoneaster glaucophyllus*	M	3	3	20	30	2.4	2.0	Exempt tree	-
11	*Callistemon viminalis*	M	6	4	22, 10	35	2.9	2.1	G vitality	3
12	*Melaleuca bracteata*	M	8	5	28	31	3.4	2.0	G vitality, rear pruned	3
13	*Corymbia maculata*	M	16	10	50	65	6.0	2.8	G vitality, ND	2
14	*Corymbia maculata*	M	14	8	45	60	5.4	2.7	G vitality, ND	2
15	*Callistemon saligna*	M	7	3	22	24	2.6	1.8	G vitality	2
16	*Triadica sebiferum*	M	7	3	22	24	2.6	1.8	G vitality	2

Terms used in Tree Survey & Report:
Age Class
(Y) – Young refers to a well-established but juvenile tree. Less than 1/3 life expectancy
(SM) – Semi-mature refers to a tree at growth stages between immaturity and full size. A tree has reached First Adult Form i.e. displays adult characteristics. 1/3 to 2/3 life expectancy
(M)- Mature refers to a full size tree with some capacity for future growth. Older than 2/3 life expectancy

(OM) – Over-mature refers to a tree approaching decline or already declining. Older than 2/3 life expectancy and showing signs of irreversible decline.

Health refers to a tree's vigour, growth rate, disease and/or insects.
Vitality summarises observations about the health and structure of the tree on a scale of: **(G) Good, (F) Fair, (P) Poor & (D) Dead.**
Good: Tree is generally healthy and free from obvious signs of structural weaknesses or significant effects of pests and diseases or infection;
Fair: Tree is generally vigorous although has some indication of being adversely affected by the early effects of disease or infection or environmental or mechanical damage. Appropriate tree maintenance can usually improve overall health and halt decline;
Poor: Tree in decline and is not likely to improve with reasonable maintenance practices or has a structural fault such as bark inclusion;
Dead: Tree no longer capable of sustained growth.
Deadwood (DW) – deadwood found in canopy as a percentage.
Over Head Power Lines (OHPL) – upper canopy pruned to accommodate power lines at a given height.

Height expressed in metres refers to estimated overall height of tree.

Next Door tree (ND) – tree located in the neighbour's property.

Street Tree (ST) – tree located in Councils footpath reserve.

Spread expressed in metres refers to estimated spread of crown at the drip line.

(DBH) Diameter at Breast Height expressed in millimetres refers to the trunk diameter at 1.4 metres above ground level. Where there are multiple trunks the combined diameter has been calculated in terms of Appendix A – AS 4970 – 2009, shown in brackets.

(DRB) Diameter above Root Buttress expressed in millimetres refers to the trunk diameter above root buttress.

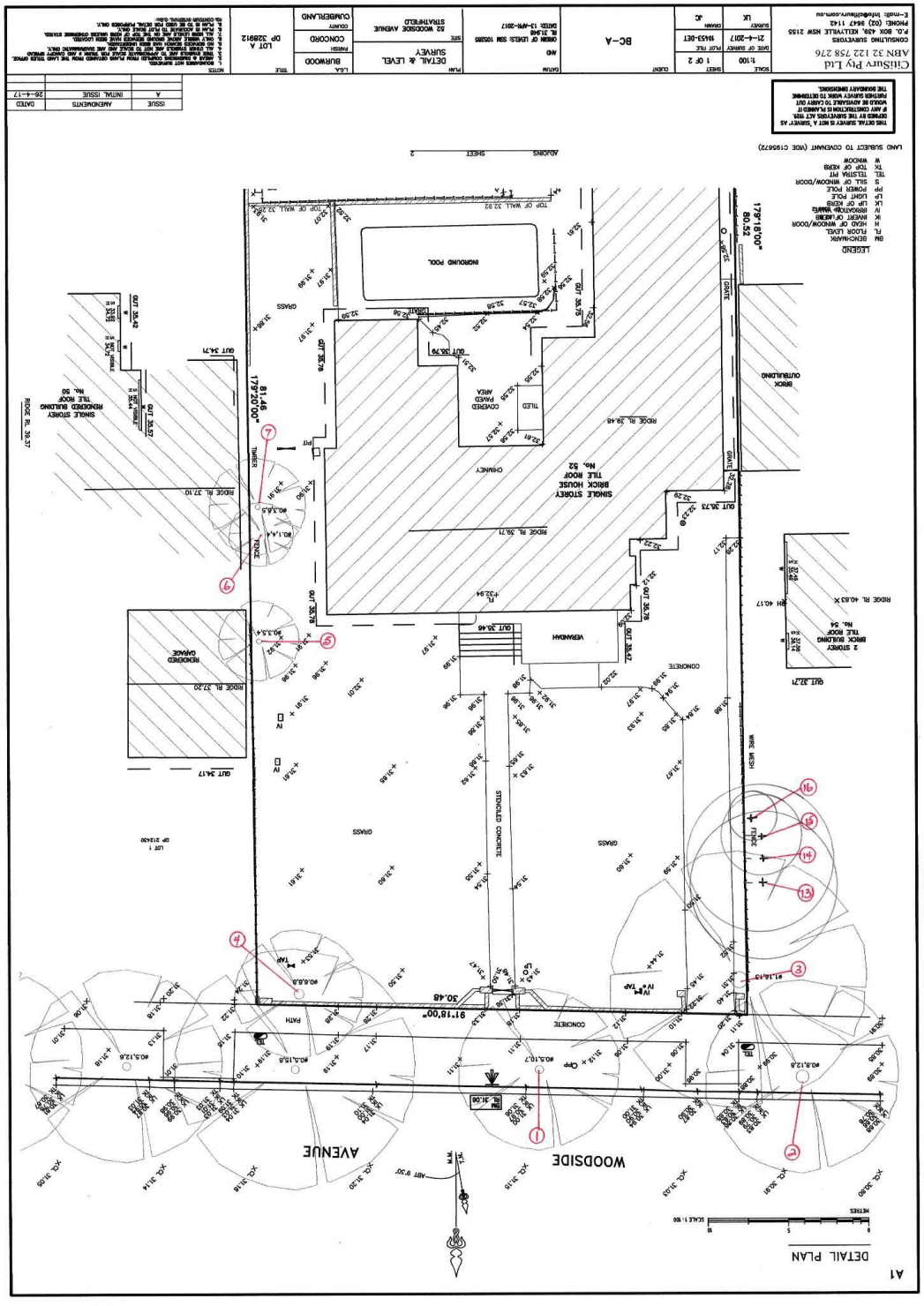
(TPZ) Tree Protection Zone & Structural Root Zone (SRZ) as defined by AS 4970 – 2009 Section 3

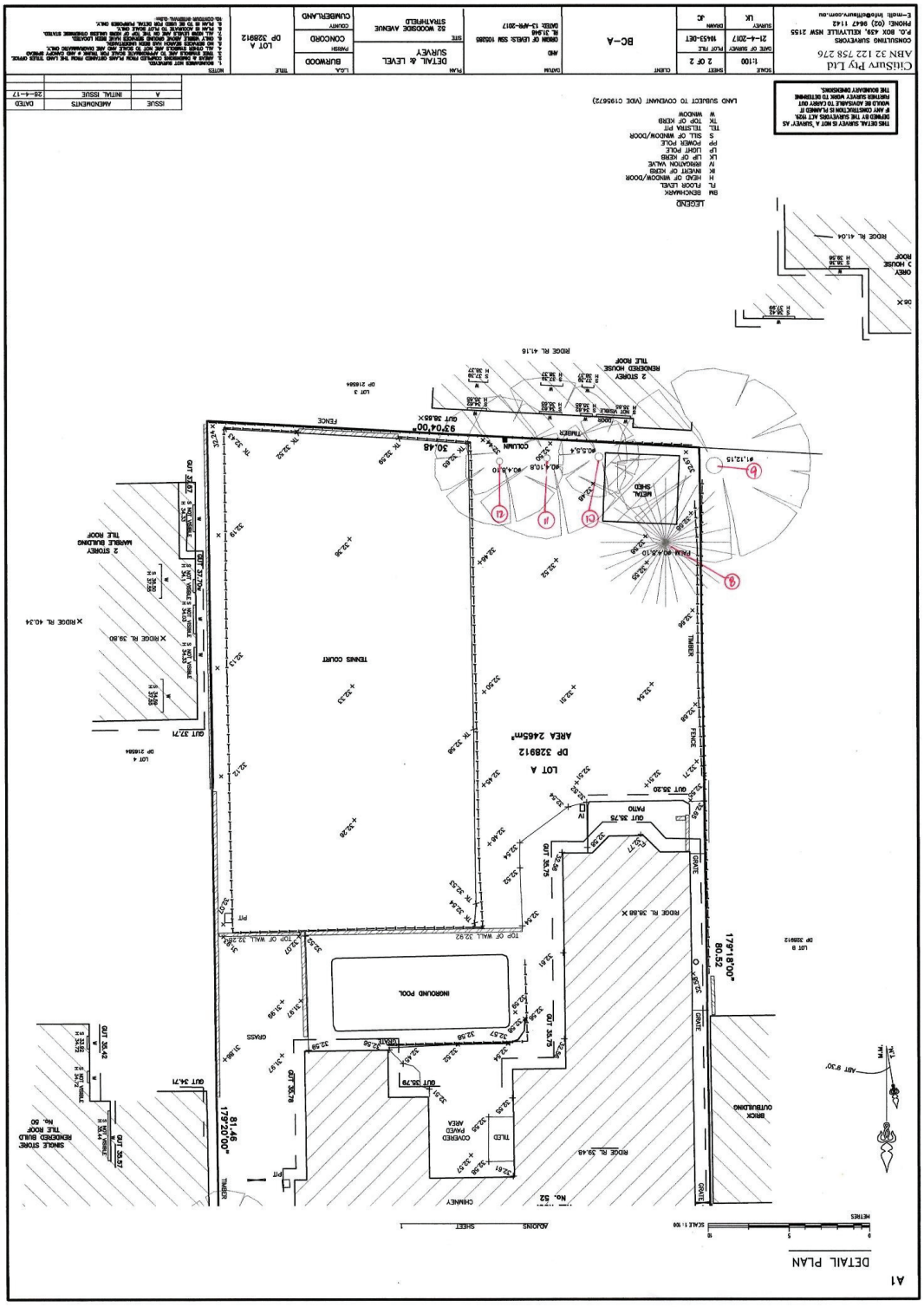
(ULE) The various ULE categories indicate the useful life anticipated for an individual tree or trees assessed as a group. Factors such as the location, age, condition and vitality of the tree are significant to the determination of this rating. Other influences such as the tree's effect on better specimens and the economics of managing the tree successfully in its location are also relevant to ULE (Barrell 1993, 1995, 2001).

ULE RATING (UPDATED 1/4/01) BARRELL

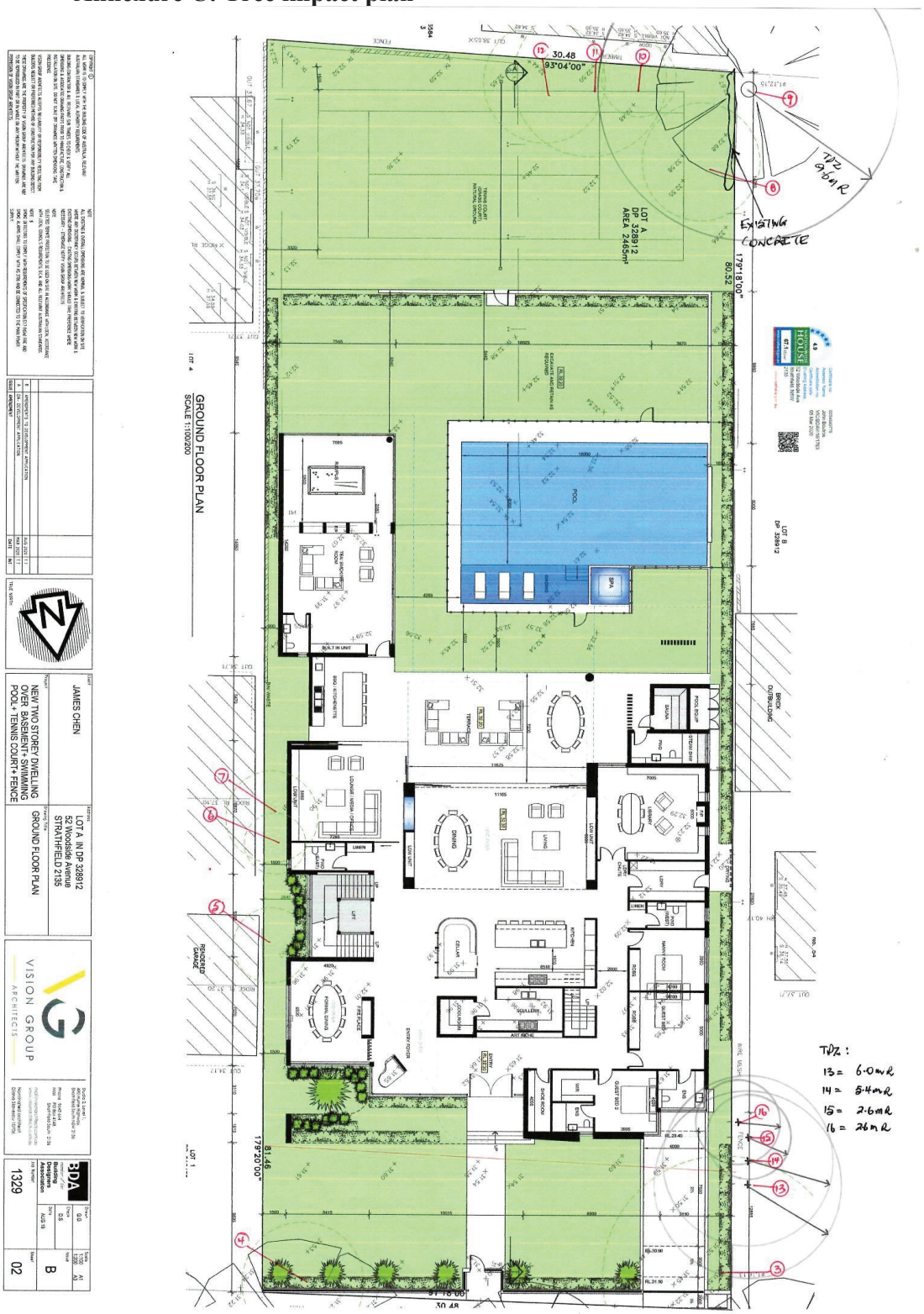
1.Long ULE: Trees that appear to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.	**2.Medium ULE:** Trees that appear to be retainable at the time of assessment for more than 15-40 years with an acceptable level of risk.	**3.Short ULE:** Trees that appear to be retainable at the time of assessment for more than 5-15 years with an acceptable level of risk.	**4.Remove:** Trees that should be removed within the next 5 years.	**5.Small, young or regularly pruned:** Trees that can be reliably moved or replaced.
(A) Structurally sound trees located in positions that can accommodate future growth	**(A)** Trees that may only live between 15 and 40 more years.	**(A)** Trees that may only live between 5 and 15 more years.	**(A)** Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.	**(A)** Small trees less than 5 Metres in height.
(B) Trees that could be made suitable for retention in the long term by remedial tree care.	**(B)** Trees that could live for more than 40 years but may be removed for safety or nuisance reasons.	**(B)** Trees that could live for more than 15 years but may be removed for safety or nuisance reasons.	**(B)** Dangerous trees because of instability or recent loss of adjacent trees.	**(B)** Young trees less than 15 years old but over 5 metres in height.
(C) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long term retention.	**(C)** Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.	**(C)** Trees that could live for more than 15 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.	**(C)** Dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form.	**(C)** Formal hedges and trees intended for regular pruning to artificially control growth.
	(D) Trees that could be made suitable for retention in the medium term by remedial tree care.	**(D)** Trees that require substantial remedial tree care and are only suitable for retention in the short term.	**(D)** Damaged trees that are clearly not safe to retain.	
			(E) Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.	
			(F) Trees that are damaging or may cause damage to existing structures within 5 years.	
			(G) Trees that will become dangerous after removal of other trees for the reasons given in (A) to (F).	
			(H) Trees in categories (A) to (G) that have a high wildlife habitat value and, with appropriate treatment, could be retained subject to regular review.	

Annexure B: Tree location plans

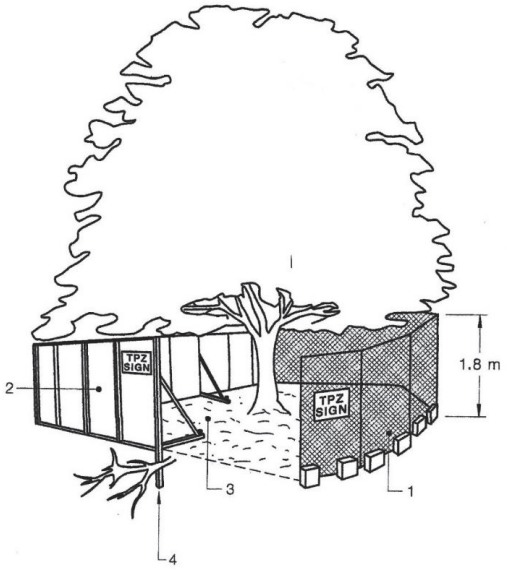



DETAIL PLAN
A1
LOT A
DP 328912
AREA 2465m²
TENNIS COURT
INGROUND POOL
COVERED PAVED AREA
TILED
METAL SHED
BRICK OUTBUILDING
2 STOREY RENDERED HOUSE TILE ROOF
2 STOREY MARBLE BUILDING TILE ROOF
SINGLE STORE RENDERED BUILD TILE ROOF
LEGEND
BM BENCHMARK
FL FLOOR LEVEL
H HEAD OF WINDOW/DOOR
IV IRRIGATION VALVE
LP LIGHT POLE
PP POWER POLE
S SILL OF WINDOW/DOOR
TEL TELSTRA PIT
TK TOP OF KERB
W WINDOW
LAND SUBJECT TO COVENANT (VIDE C195672)
BC-A
DETAIL & LEVEL SURVEY
52 WOODSIDE AVENUE STRATHFIELD
LOT A
DP 328912
CONCORD
CUMBERLAND
ISSUE
AMENDMENTS
DATED
A
INITIAL ISSUE
28-4-17

Annexure C: Tree impact plan

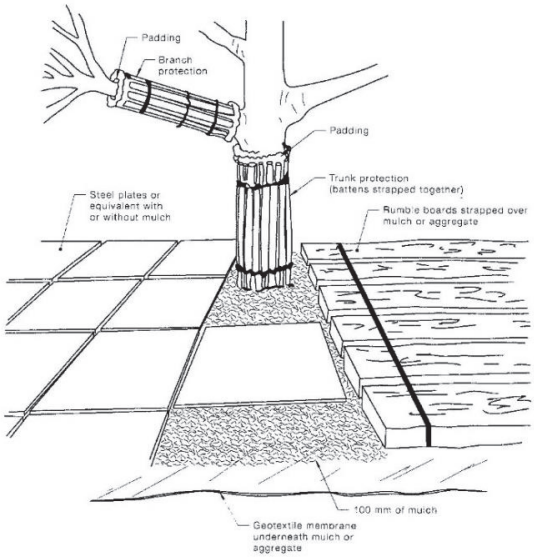


Annexure D: Tree protection details



LEGEND:
1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

FIGURE 3 PROTECTIVE FENCING

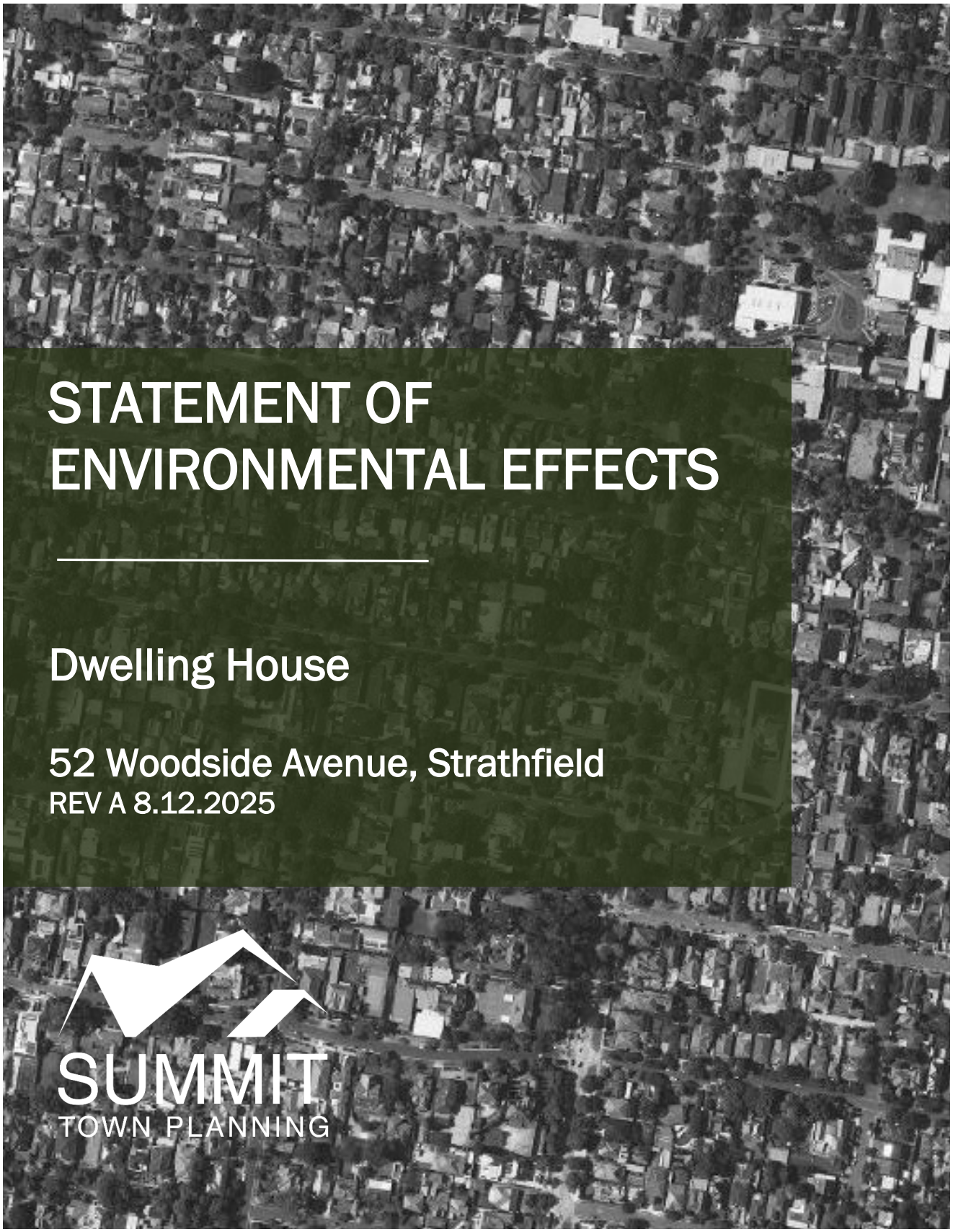


NOTES:
1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

FIGURE 4 EXAMPLES OF TRUNK, BRANCH AND GROUND PROTECTION

www.standards.org.au © Standards Australia


ROBBOS



STATEMENT OF ENVIRONMENTAL EFFECTS

Dwelling House

52 Woodside Avenue, Strathfield
REV A 8.12.2025

SUMMIT
TOWN PLANNING

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Issue Reference	Reviewed	Date
DRAFT	JL	28.11.2025
REV A	TC	8.12.2025

This Statement of Environmental Effects has been prepared as of the above date of issue and provides an assessment of the relevant matters for consideration under the Environmental Planning and Assessment Act 1979 and associated legislation. The assessment provided within this document relies upon the information provided to Summit Town Planning, whilst due care is taken, if the development proposal is amended without our knowledge following finalization, no responsibility is taken to the accuracy of this document. The information and assessment provided in this document remains property of Summit Town Planning unless explicitly confirmed otherwise.

1.0 Executive Summary

This Statement of Environmental Effects provides an assessment of the matters for consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979 as relevant to the development application. The planning instruments and controls relevant to the development application are identified within the table of contents.

This Statement of Environmental Effects is prepared for Vision Group Architects as part of the supporting information for a development application at 52 Woodside Avenue, Strathfield.

The development proposal includes demolition of the existing dwelling and associated structures, and construction of a new two storey dwelling house with basement garage, swimming pool and associated landscape works.

The proposal has previously been approved under Development Application No. 23/2020 on 29 October 2020. The approved development was never formally commenced and as such the consent has lapsed. This application seeks approval for the reactivation of this consent and no other changes are proposed to the development as previously approved.

The subject site is located within the R2 – Low Density Residential Zone pursuant to the Burwood Local Environmental Plan 2012 and Dwelling houses are permitted with development consent.

The subject site is a regular shaped allotment located 70m east of the intersection of Woodside Avenue and The Boulevarde, Strathfield. The subject site has a calculated site area of 2,465m^2.

The subject site currently contains a dwelling house, tennis court within the rear yard, and vehicular access provided from Woodside Avenue.

The subject site is located approximately 850m south east of Strathfield Railway Station and the Strathfield Local Centre. The surrounding locality is primarily defined by 1 – 2 storey dwelling houses of varying architectural styles, noting the locality is currently undergoing a transition to more contemporary architectural styles, and larger dwelling sizes afforded by the current planning controls. The immediately adjoining development includes 1 -2 storey dwelling houses.

The development proposal presents a height of 8.4m to the roof ridge meeting the 9.5m height of buildings development standard contained within clause 4.3 of the Burwood Local Environmental Plan 2012.

The development proposal presents a gross floor area of 1,281.4m^2 and floor space ratio of 0.519:1 meeting the floor space ratio development standard of 0.52:1 contained within clause

4.4A(2) of the Burwood Local Environmental Plan 2012 for dwelling houses in the R2 zone on land >500m^2.

The other relevant numerical requirements of the Burwood Development Control Plan are provided within the numerical summary at section 8.1 of this Statement of Environmental Effects.

2.0 Supporting Documentation

This Statement of Environmental Effects has been prepared following a planning review of the following supporting documentation which forms part of the development application submission package.

- Survey Plan
- Architectural Plans and Shadow Diagrams numbered 1329, Sheet 01 – Sheet 11 dated February 2020 prepared by Vision Group Architects;
- Landscape Plans numbered L-01 – L-07 dated 2 December 2025 prepared by Site Design + Studio
- Stormwater Plans numbered A20014 dated 8 December 2025 prepared by MJW Civil
- BASIX Certificate

3.0 Site and Context

The legal property description of the subject site is Lot A in Deposited Plan 328912, known as 52 Woodside Avenue, Strathfield.

The subject site is a regular shaped allotment located 70m east of the intersection of Woodside Avenue and The Boulevarde, Strathfield. The subject site has a calculated site area of 2,465m^2.

The site has a frontage of 30.48m to Woodside Avenue, and maximum depth of 81.46m. The subject site has a minor fall from the south-western corner (AHD 32.68) to the north-eastern corner (AHD 31.5), being a fall of 1.18m over approximately 70m.

The subject site currently contains a dwelling house, tennis court within the rear yard, and vehicular access provided from Woodside Avenue.

The subject site is located approximately 850m south east of Strathfield Railway Station and the Strathfield Local Centre. The surrounding locality is primarily defined by 1 – 2 storey dwelling houses of varying architectural styles, noting the locality is currently undergoing a transition to more contemporary architectural styles, and larger dwelling sizes afforded by the current planning controls. The immediately adjoining development includes 1 -2 storey dwelling houses.

The immediately adjoining development includes 1 -2 storey dwelling houses.

The subject site is not identified as a heritage item or located within a heritage conservation area but is within the vicinity of Heritage items I212 – Federation house at 48 Woodside Avenue West, and I213 – Inter-war house at 65 Woodside Avenue West as identified under Schedule 5 of the Burwood LEP 2012

The subject site and locality are detailed in the following figures.

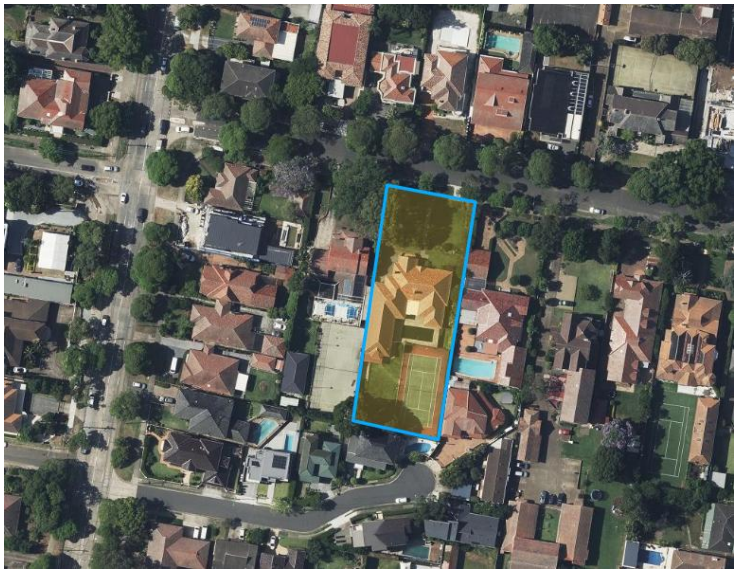

Figure 1 Subject Site. Source NSW SDT Explorer

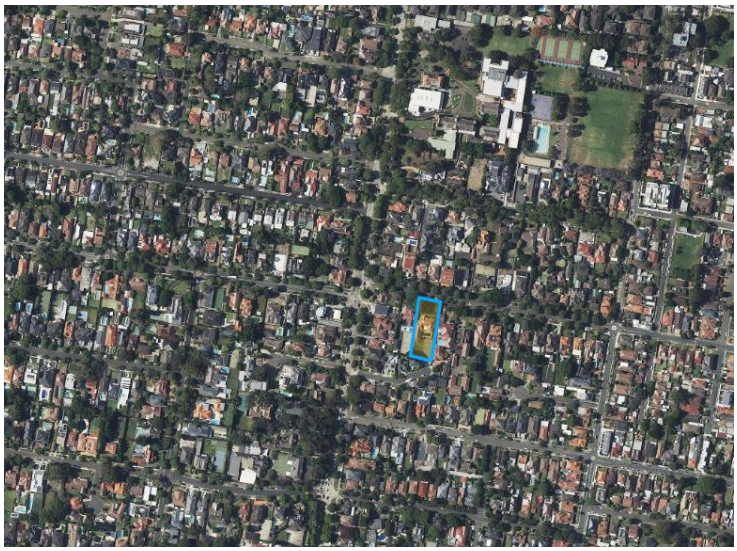

Figure 2 Site Context. Source NSW SDT Explorer

7



Figure 3 Subject site to Woodside Avenue



Figure 4 Adjacent development opposite the subject site



Figure 5 Woodside Avenue Streetscape west of site

4.0 Development Proposal

The development proposal includes demolition of the existing dwelling and associated structures, and construction of a new 2 storey dwelling house with basement garage, swimming pool and associated landscape works.

The development application is supported by Architectural Plans prepared by *Vision Group Architects*. The proposed works are described in detail as follows.

DEMOLITION

The development proposal includes the demolition of the existing dwelling house, tennis court and associated structures. The proposal includes the reconstruction of the existing vehicular crossover.

BASEMENT

A single basement level is proposed, accessed via driveway ramp located at the north-western corner of the site. The driveway ramp is accessed from the existing vehicular crossing on the site. The basement carpark contains 6 x car parking spaces, plant/equipment room and storage area.

The proposal includes internal stairs and a lift which provides access to all levels of the dwelling from the basement level.

GROUND LEVEL

The ground floor level has been designed across two wings with a central living area opening out to a rear terrace. The western portion of the ground floor contains the 2 x guest bedrooms with ensuites, nanny room, library, laundry, and bathroom, with a secondary stairwell providing access to the first floor. The eastern portion of the ground floor contains a formal dining area and lounge/media room, with the dwelling's lift and stair core located adjacent to the formal dining area.

Central to the dwelling are the main living areas of the dwelling including kitchen, cellar, dining room and living room opening to a rear terrace. The covered terrace area includes outdoor seating and dining areas, BBQ and kitchenette to the east, and sauna/pool equipment rooms to the west.

An outbuilding is located at the rear south-east corner of the dwelling and contains a tea/smoking room, rumpus room and bar. The southern and western elevations of the outbuilding open out to the rear yard.

A swimming pool is located within the rear yard accessed from the ground floor outdoor terrace..

FIRST FLOOR LEVEL

The first floor level contains 4 x bedrooms (including master bedroom), each with ensuite bathroom and walk-in wardrobe. The master bedroom contains a safe room. Additionally, the first floor level contains a sitting room and office within the western wing.

The first floor level has been designed with a central void over the ground floor level living area and outdoor terrace, and void over the formal dining area and entry foyer.

BUILDING FORM AND DESIGN

The dwelling has been designed in a contemporary form with a flat and skillion roof form. The dwelling is well articulated with recessed and framed elements, glazing at the north and south elevations, and includes a variety of finishes and materials. The rear outbuilding has a flat roof form.

The architectural plans prepared by Vision Group Architects detail a range of materials and finishes including:

- Off form concrete
- Zinc cladding
- Cedar cladding
- Freeform stone
- Flat bar steel
- Timber vertical louvers
- Cedar batten cladding and
- Metal framed doors and windows.

A finishes schedule prepared by Vision Group Architects is submitted with the application within the architectural plan suite.

LANDSCAPING

The proposal includes landscaping located within the front, side and rear setbacks. The rear yard also includes a swimming pool and turfed area with soft landscaping/fencing separating this area from the proposed new tennis court at the southern portion of the site.

A Landscape Plan prepared by Site Design + Studio supports the development application. The landscape plan details a variety of trees, shrubs and groundcovers across the site..

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PHOTO MONTAGE



5.0 Environmental Planning and Assessment Act 1979

This Statement of Environmental Effects has been structured in accordance with the applicable sections of the Environmental Planning and Assessment Act 1979.

SECTION 4.15 EVALUATION

This Statement of Environmental Effects includes an assessment of listed matters within section 4.15(1) of the Environmental Planning and Assessment Act, as relevant to the circumstances of the development application.

SECTION 4.46 INTEGRATED DEVELOPMENT

The development proposal does not include work that is identified as Integrated Development Pursuant to section 4.46 of the Environmental Planning and Assessment Act. A Section 138 application is only integrated when works are proposed on a classified road

6.0 Environmental Planning Instruments

The following section of this Statement of Environmental Effects includes an assessment of the applicable Environmental Planning Instruments.

6.1 State Environmental Planning Policy (Sustainable Buildings) 2022

A BASIX certificate has been prepared for the dwelling confirming compliance with the State Government's water and energy reduction targets.

6.2 State Environmental Planning Policy (Resilience and Hazards) 2021

CHAPTER 4

Section 4.6 of SEPP (Resilience and Hazards) 2021 provides the consent authority must not grant consent to any development on the land unless it has considered whether a site is contaminated or potentially contaminated land, and if it is, that it is satisfied that the land is suitable (or will be suitable after undergoing remediation) for the proposed use.

Historical Aerial photography has been consulted in the preparation of this statement of environmental effects confirming that the subject site has been previously used for residential purposes. The proposed new dwelling and continuation of residential land use has previously been approved and does not give rise to matters that present a risk for contamination.

In this instance the consent authority can be satisfied that section 4.6 of the SEPP has been considered and the land is suitable for the proposed use.

6.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

CHAPTER 2

Chapter 2 of the SEPP (Biodiversity and Conservation) 2021 relates to vegetation in non-rural areas. The aims of this Chapter are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The subject site is not identified within State Biodiversity Values mapping.

The development proposal does not include the removal of any significant trees or vegetation.

The development application is also supported by a landscape plan that includes a variety of canopy trees, shrubs and groundcovers ensuring the proposed dwelling will be viewed within a landscape setting consistent with the desired future character of the Burwood Development Control Plan.

6.4 Burwood Local Environmental Plan 2012

LAND USE TABLE

The subject site is located within the R2 – Low density residential zone pursuant to the Burwood Local Environmental Plan (LEP) 2012.

Dwelling Houses are listed as permitted with development consent

The following extract from the Burwood LEP 2012 depicts the zoning of the subject site.



Figure 6 Land Zoning. Burwood LEP 2012

Within paragraph 64 of *Jeffrey v Canterbury Bankstown Council* [2021] NSWLEC 73, Preston CJ of LEC made the following observations with respect to BGP Properties and zone objectives:

The classification in the Land Use Table for a zone of the purposes of development that are permitted with consent creates a presumption that development for any of those purposes is consistent with the objectives of the zone. If development for any of those purposes inherently is inconsistent with the objectives of the zone, it would not have been classified as being permitted with consent.

Notwithstanding, an assessment of the zone objectives is provided within the following table.

Objective	Consistency
To provide for the housing needs of the community within a low density residential environment.	The proposed dwelling meets the housing needs of the community through contributing to the renewal of the existing housing stock. The proposed dwelling has been designed in accordance with the built form development standards and controls of the Burwood LEP and DCP, being commensurate with the desired future character of the low density residential environment.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	N/A

The following table provides an assessment of the remaining provisions of the Burwood Local Environmental Plan 2012. The numerical development standards are identified within the table.

Clause	Response
4.3 Height of buildings	The height of buildings map applies a height limit of 8.5m to the subject site. The development proposal presents a height of 8.4m to the roof form and therefore complies with the development standard.
4.4A Exceptions to Floor space ratio	Clause 4.4A(2) applies a maximum floor space ratio of 0.52:1 for dwelling house development on land with a site area of >500m^2 and that is zoned R2 Low Density Residential. The subject site has an area of 2465m^2 and is zoned R2 Low Density. The proposed dwelling has a gross floor area of 1281.4m^2, resulting in an FSR of 0.519:1 which complies with the development standard
5.10 Heritage conservation	The subject site is not identified as a heritage item or located within a heritage conservation area but is within the vicinity of Heritage items I212 – Federation house at 48 Woodside Avenue West, and I213 – Inter-war house at 65 Woodside Avenue West as identified under Schedule 5 of the Burwood LEP 2012. The subject site and nearby heritage item are identified in the below extract from Burwood LEP 2012.  The development proposal will not impact the significance or setting of the nearby heritage items located to the east noting the development proposal is for a two

	storey dwelling, permissible within the low density residential zone and compatible with the overall form and scale of other dwellings within the street
6.1 Acid sulfate soils	The site is located within Class 5 land that is >500m from Class 1-4 land. Accordingly, pursuant to clause 6.1(3) an acid sulfate soils management plan is not required to be prepared.

7.0 Draft Planning Instruments

In accordance with Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979. There are no proposed planning instruments, that are certain and imminent and required to be considered within this Statement of Environmental Effects.

8.0 Development Control Plans

The following section of this Statement of Environmental Effects addresses the development control plan applicable to the development proposal. Consistent with Section 4.15 (3A) of the Environmental Planning and Assessment Act 1979, where a development proposal does not comply with the applicable development control, the non compliance is assessed to confirm the proposal achieves the objectives of the control.

(3A) ***Development control plans*** *If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority—*

(a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and

(b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and

(c) may consider those provisions only in connection with the assessment of that development application.

In this subsection, ***standards*** *include performance criteria.*

8.1 Burwood Development Control Plan

The following section of this Statement of Environmental Effects addresses the relevant sections of the Development Control Plan. For legibility, the assessment of the development control plan has been separated to address the numerical provisions within the numerical summary table, and the qualitative provisions to follow.

Section 9 of this Statement of Environmental Effects includes a detailed assessment of the residential amenity provisions.

NUMERICAL SUMMARY

The following table provides a summary of the key numerical development standards and controls applicable to the development proposal. Where a development proposal does not comply with the standard, the discussion within the statement of environmental effects addresses the non compliance with regard to the objectives of the applicable control.

Reference	Control	Proposal	Notes
Part 4.5 Dwelling Houses			
Sunlight			
Floor to ceiling height	Ground floor - 2.7m First floor - 2.6m	3.1m	Note 1: Previously approved under DA 23/2020
Southern elevation of first floor	Maximum 10m length at minimum setback	7.53m-10.5m length of walls at southern facade	
Height	8.5m	8.4m	Complies
Basement	Must not exceed ground level >750mm	745mm	
Setbacks **Front**	Ground: Avg. of building line First Floor: 9m	Ground: 9.7m - 14.5m First: 10.7m-11.2m	Complies
Side	Ground: 900mm First: 1.5m	Ground: 0.9m-1.5m First: 1.5m-2.845m	
Rear	Ground: 3m First: 6m	Ground: >20m First: >20m	
Eave overhang	450mm	N/A	
Floor Space Ratio and Built Area	67% & 1651.55m^2	66.9% & 1649m^2	Complies
Landscaped Areas	Min 30% of front setback to consist soft landscaping	>30% landscaping in front setback	Complies
Swimming Pool	1m setback from boundary	1.6m	Complies
Other Ancillary Structures	900mm setback from all boundaries	900mm side setback	Complies

Reference	Control	Proposal	Notes
	Doors to be externally accessed	Outbuildings accessed from rear yard	
Front & Side Fences	1.2m open style	1.2m open front fence	Complies
Part 4.6 Transport and Parking in Residential Developments **Vehicular Access** **Parking Rates**	 Min. 2.7m width over the footpath 1 space per dwelling	 Width 4m 6 x spaces	 Complies

DISCUSSION

Note 1 The proposal presents a variation to the floor to ceiling height control with a maximum internal height of 3.1m which was previously approved under DA 23/2020. The proposed internal ceiling height is acceptable noting the proposal does not present unreasonable overshadowing, and bulk and scale impacts upon the adjoining properties. The proposed variation is considered to be acceptable as the development meets the objectives of the control notwithstanding numerical compliance based on the following:

- The proposal will allow for adequate sunlight to the dwelling, with larger ceiling heights improving solar access and natural ventilation throughout both the ground and first floor.
- The proposed dwelling will not have an unreasonable adverse shadowing impact upon the adjoining premises. The overshadowing impacts of the proposal in midwinter have been assessed within Section 6 of this statement..

QUALITATIVE DEVELOPMENT CONTROLS

The following section of this Statement of Environmental Effects provides an assessment of the qualitative provisions of the Burwood DCP applicable to the development proposal.

PART 2 – SITE AND ENVIRONMENTAL PLANNING

Part 2 of the DCP contains environmental planning considerations to be addressed by development within Burwood LGA. The view impact and streetscape presentation of the proposed dwelling are addressed with the proceeding parts of this statement.

PART 4 – DEVELOPMENT IN RESIDENTIAL AREAS

Part 4.5 Dwelling Houses, Attached Dwellings, Semi-Detached Dwellings and Ancillary Structures

Building Appearance

The subject site is identified within Section 8.2 of Council's DCP 'Streets and Sites Subject to Building Appearance and Streetscape Provisions', and therefore the controls contained within this section apply to the proposal.

The proposed dwelling presents a contemporary form that is of high architectural quality, that reflects the overall form and scale of large dwellings within the street in a contemporary form. The two storey form is well-articulated at the street elevation, and it is considered that the appearance of the contemporary design and overall form of the dwelling is harmonious with the street with regard to setbacks, landscaping, and height.

The planning principle in Project Venture Developments Pty Ltd v Pittwater Council can be used as a reference in determining the compatibility of the proposal against the character of the local area. The building form and character of the development is compatible with the form of dwellings within the locality, including the existing larger two storey dwellings within the visual catchment of the site. In the Project Venture matter it was accepted that buildings can exist together in harmony without having the same density, scale or appearance.

Finally, the proposal presents a variety of materials and finishes of a high quality that contribute to the contemporary appearance of the dwelling. The street elevation contains a combination of flat bar steel, metal door black, off form concrete and freeform stone.

Streetscape

As detailed previously, the proposal is for a new two storey dwelling on the subject site that is of a contemporary architectural design. The streetscape presentation of the proposal is considered acceptable noting the contemporary re-development of sites located within the vicinity of the subject site, including opposite the site at 67 Woodside Avenue, Strathfield and 63 Woodside Avenue, Strathfield. It is noted the street contains a number of examples of two storey dwellings on large allotments.

The contemporary form to Woodside Avenue will not detract from the existing streetscape or heritage items within the vicinity of the site, and will be in harmony with the existing scale of development in the street. It is noted that the proposal has been sited to comply with the relevant setback controls, and designed in a form that complies with the applicable height and FSR controls therefore being of a scale that is appropriate for the size of the subject site and compatible with the desired future character of the locality.

The application is accompanied by a landscape plan prepared by Site Design + Studio that details the landscape treatment of the proposed dwelling. The resulting development will be softened by trees and vegetation with a landscaped front setback consistent with the street.
The dwelling entry is clearly delineated and presents a central feature element identifiable from the public domain. Further, the proposed vehicle access/basement car park will not dominate the appearance of the dwelling being below ground level and not highly visible from the public domain.

Sunlight

The proposal has been designed to maximise sunlight to the primary living areas of the dwelling, with a large central void allowing for penetration of sunlight to the ground floor. The dwelling will not result in unreasonable overshadowing on the adjoining properties as detailed within Section 6 of this statement.

This section of the DCP also restricts the height of ground floor ceiling heights to 2.7m and first floor ceiling heights to 2.6m. The proposed dwelling has ceiling heights up to 3.1m to allow for improved solar access at both levels. The proposed variation is considered to be acceptable as the development meets the objectives of the control notwithstanding numerical compliance based on the following:

- The proposal will allow for adequate sunlight to the dwelling, with larger ceiling heights improving solar access and natural ventilation throughout both the ground and first floor.
- The proposed dwelling will not have an unreasonable adverse shadowing impact upon the adjoining premises. The overshadowing impacts of the proposal in midwinter have been assessed within Section 6 of this statement.
- The additional ceiling height does not result in additional bulk and scale noting the dwelling complies with the setback and building height requirements.

Privacy

Visual privacy is achieved through the offsetting of windows and privacy screens to mitigate overlooking of adjoining private open spaces and living areas of the adjacent properties. The side boundary fencing and orientation of rear living area will further reduce visual privacy impacts upon the adjoining properties. The privacy impacts of the proposal are assessed within Section 9 of this statement.

Height

The height of the proposed new dwelling is consistent with surrounding development, having regard to bulk and scale noting the proposal complies with the height control applicable to the site under the Burwood LEP. As detailed previously, the proposal presents a variation to the floor to ceiling height control with a maximum internal height of 3.1m.

The proposed internal ceiling height is acceptable noting the proposal will not present unreasonable overshadowing, or bulk and scale impacts upon the adjoining properties. Further, the height of the proposal is consistent with the scale of other two storey dwellings within the visual catchment of the site along Woodside Avenue.

Utility Services

The subject site is serviced by water, sewerage and electricity utilities.

Drainage

The Stormwater plans and design certification prepared by MJW Civil submitted with the application demonstrate compliance with the drainage requirements of the DCP.

Swimming Pools

The proposed swimming pool complies with the relevant requirements of the DCP. The proposed private open space is of an adequate size that can comfortably accommodate the swimming pool without adversely impacting upon the amenity of adjoining properties.

Demolition

Demolition of structures on site subject will be carried out in accordance with AS AS2601-2001.

Other Ancillary Structures

The proposed outbuilding within the rear yard adjoins the ground floor of the new dwelling. The outbuilding has a setback of 900mm from the eastern side boundary as required by the DCP.

4.6 Transport and Parking in Residential Developments

The proposal basement carpark is located within the footprint of the new dwelling and contains 8 x car spaces. The proposal complies with the parking demand generated by the dwelling.

4.7 Heritage in Residential Precincts - 4.7.2 Heritage Controls

Development in the Vicinity of a Heritage Property

As addressed, the subject site is in the vicinity of Heritage items I212 – Federation house at 48 Woodside Avenue West, and I213 – Inter-war house at 65 Woodside Avenue West as identified under Schedule 5 of the Burwood LEP 2012. The proposed development will not adversely impact upon the heritage items with regard to the bulk and scale, height, and materials of the proposed dwelling.

The proposal will not have an adverse impact upon the visual curtilage of the heritage items, and will replace an existing single storey dwelling on the subject site.

PART 6 – ENVIRONMENTAL MANAGEMENT

6.1 Preservation of Trees or Vegetation

The application proposes the removal of trees within the front, side and rear setbacks to accommodate the new dwelling. No significant trees are proposed to be removed on the site. Landscaping is proposed to off-set the removal of established trees on the subject site.

6.2 Waste Management

Pursuant to Part 6.2 of the DCP a waste management statement has been submitted as part of the application.

6.3 Acid Sulphate Soils

The application does not propose works that are below 5 metres AHD, and therefore Part 6.3 of the DCP does not apply to the proposed dwelling. As detailed previously, the proposed basement carpark is unlikely to disturb the water table and as such Council can be satisfied that Clause 6.1 of the LEP is satisfied.

6.5 Stormwater Management

The application is accompanied by a stormwater management plan addressing the relevant provisions of Council's Stormwater Management Code.

6.6 Landscaping for Development

The subject site is proposed to be landscaped within the front, side and rear setbacks. The landscaping includes a variety of trees, shrubs, ground covers and grasses. A landscape plan has been prepared by Site Design + Studios.

6.7 Energy Efficiency and Sustainability

A BASIX certificate has been prepared for the residential dwelling house and found that the proposed dwelling complies with the State Government's water and energy reduction targets.

9.0 Likely Impacts

The following section of this statement of environmental effects addresses the amenity impacts of the proposed development. The previous analysis within this statement of environmental effects details the impact of the proposed development on the natural and built environment in accordance with the applicable development standards and controls.

The development application will retain the residential land use of the site, ensuring the amenity impacts and intensity of land use, whilst being uplifted remain consistent with the existing land use of the site of the broader Burwood low density residential area.

The following sections provide an assessment of views, visual and acoustic privacy and solar analysis where relevant.

9.1 View Assessment

There are no significant view corridors over the subject site.

9.2 Visual and Acoustic Privacy

The proposal has been design to minimise potential visual and acoustic privacy impacts between the proposed dwelling and neighbouring properties. The ground floor level windows and private open space will be screened by boundary fencing and landscaping, and are not considered to have significant privacy impacts on adjoining properties.

Windows at first floor level are associated with bedrooms and bathrooms which are not considered high usage rooms and therefore will not have a significant impact on the visual privacy of adjoining dwellings. Privacy screening is proposed on the building elevations to improve the visual privacy of these rooms.

Further, the proposal includes a recessed internal void at first floor level which will not overlook the adjoining properties. The proposed windows at the first floor orientated to the rear yard offer passive surveillance of the dwelling's private open space.

The proposed swimming pool is adequately setback to the western boundary and will be screened by the side boundary fence and will not impact on the visual or acoustic amenity of

adjoining properties. The proposed dwelling meets the intent of the objectives and controls contained in Part 4.5 of the Burwood DCP.

9.3 Solar Analysis

Shadow diagrams prepared by Vision Group Architects are submitted with the development application. The shadow diagrams detail the shadow cast by the existing and proposed development from 9am – 3pm mid-winter. The shadow diagrams confirm the orientation of the site mitigates any significant impact to adjoining properties rear private open space.

The dwelling has been designed with a central void within the dwelling and void above entry foyer to promote natural sunlight and cross ventilation within the dwelling.

The shadow diagrams confirm windows of habitable rooms and at least 50% of private open space associated with the proposed dwelling receives a minimum of 3 hours of solar access between 9am-3pm mid-winter.

The shadow cast by the proposed development in midwinter is summarised below:

9:00am: The shadow cast by the proposed development falls onto the south- west of the subject site and onto the adjoining property, 54 Woodside Avenue Strathfield. The shadow cast by the development proposal upon the rear yard of 54 Woodside Avenue is generally consistent with the shadow cast by the existing development.

12:00pm: The shadow cast by the development falls upon the rear setback of the subject site.

3:00pm: The shadow cast by the development at 3pm falls south east of the subject site and onto the adjoining property, 50 Woodside Avenue. The shadow cast by the proposal will have a minor additional impact upon the western setback of the adjoining dwelling.

The adjoining site to the east- 50 Woodside Avenue retains solar access to at least 50% of the its rear private open space for at least 3 hours between 9am – 3pm mid-winter. The proposal also retains solar access to habitable rooms of the adjoining site from 9am – 12pm mid-winter.

The proposal retains solar access to the site to the west- 54 Woodside Avenue to at least 50% of its rear private open space for at least 3 hours between 9am – 3pm mid-winter. Further, the proposal retains solar access to habitable rooms of the adjoining site from 12am – 3pm mid-winter.

In summary, the development proposal meets the solar access controls contained in Part 4.5 of the Burwood DCP.

10.0 Suitability of the Site and Conclusion

The assessment provided within this Statement of Environmental Effects, confirms the development proposal is suitable for the subject site.

The subject site is located within the R2 – Low Density Residential Zone pursuant to the Burwood Local Environmental Plan 2012 and Dwelling houses are permitted with development consent.

The development proposal presents a height of 8.4m to the roof ridge meeting the 8.5m height of buildings development standard contained within clause 4.3 of the Burwood Local Environmental Plan 2012.

The development proposal presents a gross floor area of 1,281.4m^2 and floor space ratio of 0.519:1 meeting the floor space ratio development standard of 0.52:1 contained within clause 4.4A(2) of the Burwood Local Environmental Plan 2012 for dwelling houses in the R2 zone on land >500m^2.

The development proposal meets the primary development controls within the Burwood Development Control Plan with regard to setbacks and landscaped area.

The development proposal will not present unreasonable overshadowing, acoustic or visual privacy impacts on adjoining development.

The proposed form and scale of development is acceptable for the subject site, providing a two storey building with basement, having a suitable built form and articulation at the street facade, whilst consistent with the overall form and scale of other recent contemporary dwellings within the streetscape

The development proposal is in the public interest, as it achieves the objectives of the Low Density Residential Zone.

Accordingly, for the reasons provided above, and the assessment detailed within this Statement of Environmental Effects, in my opinion, the development application for a dwelling house located at 52 Woodside Avenue, Strathfield, can be granted development consent.

Summit Town Planning

Recommended Conditions of Approval

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

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

Document Description	***Date***	***Plan No/Reference***
Site Analysis Plan	December 2025	Vision Group Architects, Sheet No. 00, Issue D.
Basement Plan	December 2025	Vision Group Architects, Sheet No. 01, Issue D.
Ground Floor Plan	December 2025	Vision Group Architects, Sheet No. 02, Issue D.
First Floor Plan	December 2025	Vision Group Architects, Sheet No. 03, Issue D.
Roof Site Plan	December 2025	Vision Group Architects, Sheet No. 04, Issue D.
Elevations	December 2025	Vision Group Architects, Sheet No. 05, Issue D.
Section/Driveway Profile	December 2025	Vision Group Architects, Sheet No. 06, Issue D.
Area Calculation Sheet	December 2025	Vision Group Architects, Sheet No. 07, Issue D.
Build Area Calculation Sheet	December 2025	Vision Group Architects, Sheet No. 08, Issue D.
Existing Shadow Diagrams	December 2025	Vision Group Architects, Sheet No. 09, Issue D.
Proposed Shadow Diagrams – Mid Winter	December 2025	Vision Group Architects, Sheet No. 10, Issue D.
Proposed Shadow Diagrams – Mid Spring	December 2025	Vision Group Architects, Sheet No. 11, Issue D.
Site Plans/Calculations	02.12.2025	Site Design + Studios, Page No. L-01, Issue C.
Detailed Landscape Plan	02.12.2025	Site Design + Studios, Page No. L-02, Issue C.
Detailed Landscape Plan	02.12.2025	Site Design + Studios, Page No. L-03, Issue C.
Planting Details	02.12.2025	Site Design + Studios, Page No. L-04, Issue C.
BASIX Certificate	08.12.2025	1825588S
Arboricultural Impact Assessment	September 2020	Prepared by Jacksons Nature Works.
Waste Management Plan	N/D	Prepared by Vision group Architects.

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FEES

2. The fees and/or bonds shown in the Table of Fees, are to be paid to Council or another approved collection agency (the Long Service Levy Corporation and its agents and an approved insurer under the *Home Building Act 1989*) and suitable evidence of payment is to be provided to the Principal Certifier **prior to the issuing of a Construction Certificate**.

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

3. Building and Construction Industry Long Service Corporation Levy **$10,767.12 (Payment to be made to Council, the Corporation or its Agent).**

4. A monetary bond or bank guarantee to the value of **$3,000** is required to be lodged to Council to ensure the proper protection of the trees. The trees will be inspected by Council at completion of the works and the bond released only if the trees are not damaged.

5. Damage Deposit - security deposit against damage occurring to Council's assets (footpath, road, stormwater drainage system, kerb and gutter, etc) during building work **$32,301.00 (Payment to be made to Council as a bond prior to issue of a Construction Certificate and/or commencement of demolition/bulk excavation)**

   NOTE: This deposit is refundable if no damage occurs.

6. Pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979* and the Section 7.12 Contributions Plan for the Burwood Local Government Area (Excluding Burwood Town Centre), the following monetary contribution towards public services and amenities is required:

Contribution Element			**Contribution**
A levy of 1**%** of the cost of carrying out the development, where the cost calculated and agreed by Council is **$4,306,848.00**			**$43,068.48**
Index Period	**September 2025**	**CPI_1**	**143.9**

Office Use: T56

The above contribution will be adjusted at the time of payment. Applicants are advised to contact Council for the adjusted amount immediately prior to arranging payment.

The contribution will be adjusted in accordance with the following formula:

$$\text{Contribution (at time of payment)} = \frac{C \times CPI_2}{CPI_1}$$

Where:

C:	the original contributions amount as shown in the development consent;
CPI_2	the Consumer Price Index: All Groups Index for Sydney, for the immediate past quarter (available from the Australian Bureau of Statistics at the time of payment)
CPI_1	the Consumer Price Index: All Groups Index for Sydney, applied at the time of granting the development consent as shown on the development consent.

Note: The minimum payment will not be less than the contribution amount stated on the consent.

The contribution is to be paid to Council, or evidence that payment has been made is to be submitted to the Principal Certifier, **prior to the issuing of a Construction Certificate**.

Council may accept works in kind or other material public benefits in lieu of the contribution required by this condition subject to and in accordance with the requirements specified in the Section 7.12 Contributions Plan for the Burwood Local Government Area (Excluding Burwood Town Centre).

Note: The payment of a Section 7.12 contribution over an amount of $5,000.00 may only be paid by Bank Cheque (i.e. personal or company cheques will not be accepted). Contributions of $5,000.00 or less may be paid by cash, EFTPOS, cheque or credit card. Payments by credit card may be subject to a surcharge.

PLANNING

7. **No Boarding House.** The dwelling is not to be used or adapted for use as a boarding house, without the prior approval of Council.

8. **Garage.** The garage must not be used or adapted for residential, industrial or commercial purposes without prior Council approval.

TENNIS COURT

9. Tennis court lighting must not be used between 9pm and 7am Monday – Saturday and 8pm and 7am on Sundays.

10. Tennis court lighting must comply with the specifications IWE PL4K SERIES 4 pole Design (residential/Recreational Level) as outlined in the document *IWE Tennis Court Lighting Single Court Designs*. Details shall be provided to the Principal Certifier **prior to the issuing of a Construction Certificate**

11. Tennis court lighting must comply with a maximum intensity of 332 lux on the court surface with a spill of zero lux at the horizontal distance of 2m from the court surface. Details shall be provided to the Principal Certifier **prior to the issuing of a Construction Certificate**

12. Tennis court fencing is to be setback at least 500mm from the rear boundary of the site. Plans to the Principal Certifier shall comply with this requirement **prior to the issuing of a Construction Certificate**

SWIMMING POOL

13. The swimming pool and swimming pool barrier must fully comply with the requirements of AS 1926.1-2012, the *Swimming Pools Act 1992* and Swimming Pools Regulation 2018.

14. Before the issue of any occupation certificate, documentary evidence must be provided to the satisfaction of the principal certifier confirming that the pool/spa is registered in accordance with the *Swimming Pools Act 1992*. Registration can be undertaken online at: http://www.swimmingpoolregister.nsw.gov.au/.

15. No objects, planter boxes, structures or vegetation are to be located within the Non Climbable Zone (NCZ), as required by Australian Standard AS 1926.1-2012.

16. The depth of the pool shall be prominently indicated at the deep and shallow ends by permanently fixed markers above the water line or, in the case of above-ground pools, on the outside of the pool.

17. The pool water being discharged to the sewers of Sydney Water and in accordance with any regulations of Sydney Water.

18. The swimming pool shall not be filled with water or used **prior to the issue of the Occupation Certificate**

19. The swimming pool and its associated equipment and all safety barriers shall be maintained in good order and condition at all times.

BUILDING

20. **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*)

21. **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".

22. Where residential building work (within the meaning of the *Home Building Act 1989*) is proposed to be carried out, either of the following is to be provided to the Principal certifier **prior to the issuing of a Construction Certificate**:

    a. Where work is carried out by a Principal Contractor:

        (i) written advice of the Principal Contractor's name and licence number, and
        (ii) a certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part.

    OR

    b. Where work is carried out by an owner-builder:

        (i) written advice of the person's name and Owner-Builder Permit number, or
        (ii) a signed declaration from the owner of the land that states the reasonable market cost of the labour and materials involved in the work is not high enough for the owner to need an Owner-Builder's Permit to do the work.

23. Considerations to compliance with the National Construction Code (BCA) 2022 Volume 2 on construction of Class 1a and Class 10b structure.

24. Allowable encroachments (any fascias, gutters, and downpipes) will be constructed of non-combustible materials. Details to be provided to the Principal Certifier to confirm compliance **prior to issue of Construction Certificate.**

25. Ensure protection for openable windows where the floor below the window is more than 2m above the surface beneath. Windows to be fitted with either a device to restrict the window opening, or a suitable screen, so a 125 mm diameter sphere cannot pass through.

26. Hours of work shall be from 7:00am to 6:00pm Mondays to Fridays inclusive, and from 7:00am to 4:00pm on Saturdays. Demolition, excavation and/or

construction works that involve heavy machinery, noisy trades or the like are not permitted to be carried out from 1:00pm 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 subcontractors, including demolishers.

27. 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.

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

29. All building work must be carried out in accordance with the National Construction Code (NCC/BCA).

30. 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 every day – 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 every day. 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.

31. **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.

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

33. 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.

34. 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.

35. 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.**

36. 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.

37. All site excavations associated with the erection or demolition of the building are to be properly secured to prevent them from being dangerous to life or property through access.

38. 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.

39. Where soil conditions require it:
    a. retaining walls must be provided so as to prevent soil movement; and
    b. adequate provision must be made for drainage.

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

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

42. 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.

43. Translucent or opaque or fluted glazing windows must be provided to all bathrooms, ensuites, water closets (i.e. toilet), and stairwells. 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**.

44. Smoke alarms shall be installed within the new dwelling in accordance with the National Construction Code (BCA). 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.**

45. Treatment for the protection of the building from subterranean termites must be carried out in accordance with Australian Standard AS 3660.1-2014 “Termite management - New building work.” If the method of protection is to be by way of a chemical barrier, it becomes the responsibility of the owner to maintain a suitable maintenance procedure in accordance with the manufacturer's requirements. Such responsibility is placed solely upon the owner.

Details showing compliance with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate**.

After treatment the following is to be carried out:

a. A durable notice must be permanently fixed to the building in a prominent location, such as the meter box, indicating:

   (i) The method of protection.
   (ii) The date of installation of the system.
   (iii) Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label.
   (iv) The installer's or manufacturer's recommendation for the scope and frequency of future inspection for termite activity.

b. Provide the Principal Certifier with a Certificate, which verifies that termite protection has been provided in accordance with Australian Standard AS 3660.1-2014. In the case of Reinforced Concrete Slab construction, the Certificate is to verify that the protection incorporates both beneath slab (Part A) and slab penetrations (Part B) treatment.

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

47. 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.

48. 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.

49. 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, landscaping and site works of this development consent are satisfied.

DEMOLITION

50. Demolition of the building is to be carried out in accordance with the requirements of Australian Standard AS 2601 – 2001, where applicable.

51. Access to the site is to be restricted and the site is to be secured when demolition work is not in progress or the site is otherwise occupied.

52. 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.

53. 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.

54. 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 September 2016.

55. 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. This will ensure compliance with the Work Health and Safety Regulation 2011.

56. All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2005.

57. 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).

58. 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.

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ENGINEERING

59. All activities and works external to the site, or that affect public roads, are to be carried out in accordance with 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.

60. A road-opening 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 Certifying Authority prior to carrying out the works. **Please see Burwood Council's web site www.burwood.nsw.gov.au - Go to Development/Working on Footpaths or Roadways/ Works on Council Property (Application Form)**.

61. 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.

62. 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 hoardings, barricades, warning signs and night warning lamps to ensure public safety. Pedestrian access across the footpath must be maintained at all times.

63. The following matters shall apply to the damage deposit listed above in the **Table of Fees**:

    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 the course of demolition and/or construction.

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

64. The following matters apply to the construction of the proposed vehicular crossing.

    a. A vehicular crossing 4m wide on Woodside Ave shall be constructed by the Applicant/Council at the applicant's cost.

    b. The driveway shall be 1m clear of any pits, lintels, poles and 2m clear of trees in the road reserve.

    c. All redundant vehicular crossings shall be removed and replaced with kerb and gutter and footpath at no cost to Council.

65. Internal driveway levels shall be designed and constructed to conform with existing footpath and road profiles such that vehicles are not damaged while accessing the property. Council footpath and road profiles will not be altered for this purpose.

66. Stormwater from all roof and paved surfaces shall be collected and discharged by means of a gravity pipe to Council's street drainage system.

67. The applicant is to have prepared a longitudinal section of the proposed vehicular ramp access, drawn at 1:25 natural scale.

    a. The longitudinal section shall be prepared by a competent practicing civil engineer in accordance with AS 2890.1.

    b. All relevant erosion and sediment control measures identified in the ESCP must be implemented during and throughout the entire works to prevent sediment and polluted waters discharging from the site.

68. Temporary measures shall be provided during demolition, excavation and/or construction to prevent sediment and polluted waters discharging from the site.

    a. An Erosion and Sediment Control Plan (ESCP) is to be prepared by a competent practicing hydraulic/civil engineer in accordance with the publication "Managing Urban Stormwater: Soils & Construction" (Landcom, 2004) and Supplement 10 of Council's Stormwater Management Code prior to the commencement of any demolition, excavation or construction works upon the site. All relevant erosion and sediment control measures identified in the ESCP must be implemented during and throughout the entire works to prevent sediment and polluted waters discharging from the site.

    b. The erosion and sediment control plan is to be reviewed by the Principal Certifier **prior to the issuing of a Construction Certificate.**

69. All demolition and excavation materials are to be removed from the site or disposed off-site using methods that comply with relevant environmental protection legislation.

70. Vehicles removing demolished materials from the site shall access and depart from the site through Woodside Ave and the Boulevarde. Vehicles involved in removing materials from the site shall be limited to an 8 tonne gross weight per axle.

71. **Bulk Earthwork & Shoring**

a) 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.

b) 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.

c) 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.

d) Heavy vehicles entering and leaving the site must only cross the footpath where it is adequately timbered and strapped. Pedestrian access across this footpath must be maintained in good order at all times during the excavation work.

e) The contractor shall strictly implement all erosion and sediment control (ESCP) measures prior to the commencement of excavation. Such measures shall be inspected at site by a competent practicing hydraulic/civil engineer and the Principal Certifier shall be provided with a compliance certificate that all the ESCP measures have been implemented.

f) The Applicant shall prepare detailed survey reports of all existing service authority assets in and around the site of the proposed development that may be affected in any way by the proposed excavation. Surveys should include, but not be limited to, high and low voltage electricity, water, stormwater, sewer, gas, telecommunications, street lighting and drainage assets, etc.

g) The Applicant shall liaise with all relevant service authorities (including, but not limited to electricity, water, stormwater, sewer, gas, telecommunications, street lighting and drainage) to develop final designs that satisfy all requirements of the service authority providers in respect of protection, termination or relocation of existing assets, temporary access and future permanent access for maintenance of assets.

h) The Applicant shall prepare detailed method statements to demonstrate how the proposed excavation is to be conducted such that all relevant utility authority assets are protected and maintained throughout the construction stage of the development, or are relocated. Method statements are to be submitted to the relevant utility authorities for their written approval.

Stormwater Drainage

72. The stormwater drainage plans, drawing nos. 1252-DA-SW020, SW021 Issue-A prepared by MJW Civil shall be revised to address the following:

a. The OSD storage volume shall be calculated in accordance with Section 4.7 of Council's Stormwater Management Code. Accordingly, the SSR and PSD values shall be provided.

b. The DCP shall be connected with an overflow pit to avoid overflow weir discharging on Council's footpath.

c. The revised drawing shall be reviewed by Council or an Accredited Certifier - Civil Engineering, **prior to the issuing of a Construction Certificate.**

73. **Water Quality Requirement:** The property being greater than 2000sqm the following stormwater quality targets for post development shall be adopted in accordance with modelling guidelines developed by Sydney Metropolitan Catchment Management Authority (CMA).

- 90% reduction in the post development Average Annual Gross Pollutant load (greater than 5mm)
- 85% reduction in the post development Mean Annual Load of Total Suspended Solids (TSS)
- 65% reduction in the post development Mean Annual Load of Total Phosphorus (TP)
- 45% reduction in the post development Mean Annual Load of Total Nitrogen (TN)

Water Quality requirements should be determined by modelling of the proposed development to meet the quality targets. Computer models like MUSIC (the Model for Urban Stormwater Improvement Conceptualisation) can be used to present default and proposed water quality parameters.

74. The stormwater works on the development property and connection to Council's stormwater system are to be inspected during construction by a competent practicing hydraulic/civil engineer. The inspections are to be carried out at the stages of construction listed in the following schedule. A compliance Certificate verifying that the construction is in accordance with the approved design, this development consent and satisfies the relevant Australian Standard is to be submitted to the Principal Certifying Authority before proceeding beyond the relevant stage of construction.

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Enquiries: Miss H Lawes

SCHEDULE OF CONSTRUCTION STAGES REQUIRING INSPECTION

a. Following placement of pipe bedding material. Confirm trench/pipe location, adequacy of depth of cover, bedding material and depth.

b. Following joining of pipes and connection to Council's stormwater system.

c. For on-site detention systems:-

(i) Following set out of detention tank/area to confirm area and volume of storage.

(ii) Following placement of weep-holes, orifice and/or weir flow control, outlet screen and overflow provision.

d. Following backfilling. Confirm adequacy of backfilling material and compaction.

75. Following completion of all drainage works:

a. Works-as-executed (WAE) plans, shall be prepared and signed by a registered surveyor. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. These plans are to be reviewed by the competent practicing hydraulic/civil engineer that inspected the works during construction.

b. The Principal Certifying Authority is to be provided with a Certificate from a competent practicing hydraulic/civil engineer. The Certificate shall state that all stormwater drainage and related work has been constructed in accordance with the approved plans and consent conditions as shown on the work-as-executed plans, prior to the issuing of an Occupation Certificate.

76. Grated drain shall be provided along the property boundary at the vehicular crossings and are to connect to the internal drainage system.

77. **Pump Drainage of Basement**

a. For the drainage of the basement areas a pump and rising main design shall be submitted to the Principal Certifying Authority and shall satisfy the following conditions:

(i) The holding tank for the pump shall be capable of storing runoff from a one hour, 1 in 100 year ARI storm event.

(ii) The pump system shall consist of two (2) pumps, connected in parallel, with each pump being capable of emptying the holding tank at a rate equal to the lower of the allowable on site detention discharge rate, or the rate of inflow for the one hour duration storm.

(iii) An overflow, flashing light and audible alarm are to be provided, to warn of pump failure.

(iv) Full details of the holding tank, pump type, discharge rate and the delivery line size are to be documented.

b. Pumping system details shall be submitted an Accredited Certifier - Civil Engineering, **prior to the issuing of a Construction Certificate.**

78. **Public Domain Conditions**

a) Public domain improvement that comprises construction of new vehicular crossing, footpath, turf on nature strip etc. as required shall be undertaken at the property frontage and completed by the applicant in accordance with Burwood Council standard drawings and Public Works Element Manual.

b) A Public Domain Plan drawn at 1:100 scales shall be prepared and certified by a qualified civil engineer, landscape architect. The plan shall be updated as required by Council's design engineer prior to construction.

c) The Applicant shall liaise with all relevant service authorities to satisfy all requirements of the service authority providers in respect of protection, termination or relocation of existing assets prior to construction. A written consent shall be required where a service authority asset will be affected.

TREE MANAGEMENT & LANDSCAPING

79. The three (3) brush box street trees outside the site, including the tree on the western side of the vehicular crossing, must be retained and protected in accordance with *AS 4970* (Protection of Trees on Development Sites, 2009). This includes the erection of tree protection fences consisting of 1.8m high chain wire panels supported by concrete feet, extending two metres east and two metres west of the trunk of each tree and to the full limits of the nature strip width, allowing continued pedestrian access on the public footpath.

80. The tree protection fence must be installed **prior to the commencement of any works including demolition** and must remain in place and maintained **until the issuing of an Occupation Certificate**.

81. A monetary bond or bank guarantee to the value of **$3,000** is required to be lodged to Council to ensure the proper protection of the trees. The trees will be

inspected by Council at completion of the works and the bond released only if the trees are not damaged.

82. Trees numbered 9, 13, 14, 15 and 16 in the Arboricultural Impact Assessment (AIA) report by Jacksons Nature Works, dated 8 September 2020, must be retained and protected as per the content and recommendations of the AIA report.

83. An AQF Level 5 project arborist must be engaged by the applicant to supervise any construction work within the Tree Protection Zones of all trees to be retained, and to certify compliance with all tree protection measures listed in the recommendations of the AIA report.

84. A minimum of four canopy-providing trees with a mature height of at least 10 metres are to be incorporated into the landscape design. A revised landscape plan detailing the above is to be submitted to the Principal Certifier for approval **prior to the issuing of a Construction Certificate**.

85. Landscaping shall be completed **prior to the issuing of an Occupation Certificate**.

TRAFFIC & PARKING

86. At least one (1) off-street car parking space must be provided on-site. The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking and Council's Development Control Plan. The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 2015 Parking Facilities Part 3: Bicycle Parking Facilities.

87. Solid walls immediately adjacent to the basement entry and exit must not exceed 0.6m in height for the first 2.5m within the boundary so as to ensure adequate sight lines for motorists and pedestrians.

88. The size of vehicles servicing the property must be a maximum length of 5.2m.

89. Any proposals for alterations to the public road, involving traffic facilities and/or parking restrictions, excluding the construction of a vehicular crossing, must be designed in accordance with RMS Technical Directives and must be referred to and agreed to by the Traffic Committee prior to any work commencing on site.

90. A Construction Traffic Management Plan must be submitted and approved by Council **prior to the commencement of demolition and excavation or issuing of the Construction Certificate (whichever occurs first)**. The Construction Traffic Management Plan must be complied with at all times. The following matters should be addressed in the plan (where applicable):

a) A plan view of the entire site and frontage roadways indicating:

i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and all vehicles in the frontage roadways.
ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all vehicles on the site.
iii) The proposed locations of work zones where it is not possible for loading/unloading to occur on the site in the frontage roadways (which will require separate approval by Council).
iv) Location of any proposed crane and concrete pump and truck standing areas on and off the site (which will require separate approval by Council).
v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries.
vi) Traffic routes to and from the site from the closest arterial road in all directions.

b) Traffic control plan(s) for the site must be in accordance with the Roads and Maritime Services publication “Traffic Control Worksite Manual” and prepared by a suitably qualified person. The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each stage.

91. All works carried out in conjunction with the development including during the course of demolition, excavation and construction must be implemented in accordance with the approved Construction Traffic Management Plan (CTMP) and/or approved permits from Council or any other Road authority.

92. Heavy vehicles approaching, entering and exiting the site must approach, enter and exit the site in accordance with the approved route(s) as set out in the Construction Traffic Management Plan (CTMP)

93. All heavy vehicles must comply with the approved CTMP, once heavy vehicles have exited the Burwood LGA via the approved routes stated in the CTMP, only State Roads (Parramatta Road, The Boulevarde, Coronation Parade, Liverpool Road and Georges River Road) are permitted to be used on re-entry into Burwood LGA.

94. Should works require any of the following on public property (footpaths, roads, reserves), an application shall be submitted and approved by Council prior to the commencement of the works associated with such activity

i) Work zone.
ii) Temporary closure of roadway/footpath.
iii) Mobile crane or any standing plant
iv) Scaffolding/Hoardings (fencing on public land)

v) Road works including vehicle crossing/kerb & guttering, footpath, stormwater provisions etc.
vi) Installation or replacement of private stormwater drain, utility service or water supply

End of Consent.