

STATEMENT of HERITAGE IMPACT



Proposed Development
to

**88 CRINAN STREET
HURLSTONE PARK, NSW 2193
Lot 1, DP 5924**

Alterations and additions to an existing dwelling
Demolition of an existing outbuilding
New garage
New swimming pool

28 June, 2023

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1. INTRODUCTION

1.1 Background

This Statement of Heritage Impact was commissioned to accompany a Development Application to Canterbury Bankstown Council for alterations and additions to the existing dwelling at 88 Crinan Street, Hurlstone Park, NSW.

The development proposed includes:

- alterations and two storey additions to the rear of the existing single storey dwelling
- demolition of an existing outbuilding
- new single garage & carport
- new swimming pool

The proposed development is shown on the drawings prepared by Home Impact Design Pty Ltd, as attached to this Statement in Appendix B

1.2 Heritage Listings

88 Crinan Street, Hurlstone Park, is listed in Schedule 5 of the Canterbury Local Environmental Plan 2012 (LEP) as follows:

- located within the Melford Street Heritage Conservation Area (No C5)

Under Clause 5.10 (4) of Part 5 (Miscellaneous Provisions) of the Canterbury LEP 2012, Council 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.

1.3 The Site

The subject site to which the Development Application relates currently accommodates a single storey, detached dwelling.

The site has its principal frontage to Crinan Street to the north, and a secondary frontage to Dunstaffenage Street to the east. To the west and south the property is bounded by single storey residential properties.

The context of the site is low density residential, consisting predominantly of single storey detached dwellings.

The subject site is formally identified as Lot 1, DP 5924.

1.4 Authorship

This assessment of potential heritage impact has been prepared by Margaret Skilbeck, Registered Architect NSW No 6144, heritage consultant listed with NSW Office of Environment and Heritage, and principal architect of Architelle, Architecture & Interiors.

The history of Hurlstone Park is largely taken from Muir, Lesley, Madden, Brian, *Hurlstone Park, Dictionary of Sydney, 2008*, http://dictionaryofsydney.org/entry/hurlstone_park, viewed 20 December 2019

2. HISTORICAL BACKGROUND

2.1 History of Hurlstone Park

The First Inhabitants

Prior to the arrival of Europeans, the area now known as Hurlstone Park was inhabited by the Wangal people. Wangal country was believed to be centred on modern-day Concord and stretched east to the swampland of Long Cove Creek (now known as Hawthorne Canal). The land was heavily wooded at the time with tall eucalypts covering the higher ground and a variety

of swampy trees along Iron Cove Creek. The people hunted by killing native animals and fish. The arrival of the First Fleet in 1788 had a devastating effect on the local people, initially from the introduction of smallpox to which the indigenous people had little resistance, then later by displacement from their land.

Campbell's Estate

The area now known as Hurlstone Park featured Hawkesbury sandstone outcrops forming cliffs above Cooks River at the southern edge of the suburb, and two small creeks once ran down the hill from the Canterbury Road ridge, ending in wetlands along the river bank.

The land was part of a 673-acre (272-hectare) estate inherited by Sophia Ives Campbell in 1846 from her father, the Sydney merchant Robert Campbell. Sophia subdivided her estate in 1865 into farm blocks fronting three roads, which were probably the old cart tracks used by quarrymen to access the quarries that produced sandstone used to build the Sugarworks (1840–42) and St Paul's Church (1859–60) at Canterbury. These roads were later named Floss Street, Kilbride/Burnett Street and Fernhill Street (now Foord Avenue). The rich clay deposits beside the creeks provided raw material for brickmakers Anthony and Richard Blamire and William and Elijah Pendlebury towards the end of the nineteenth century.

In 1874, Sophia Campbell re-subdivided her estate into smaller farms, naming Canberra Street after the locality of Duntroon, the Campbell family's estate in today's Australian Capital Territory. Dunstaffenage, Duntroon, Kilbride, Melford and Crinan Streets commemorate landmarks in Scotland associated with the family's ancestors.

Growth following the arrival of the railway and the tram

Dairy farmers, brickmakers and land speculators bought some of the allotments, but many remained unsold until after the route of the branch railway from Marrickville to Belmore, passing through this land, was approved. When the new railway opened in 1895, a railway station called Fernhill was located at the junction of Duntroon, Crinan and Floss streets. It was named after Sophia Campbell's home near Bournemouth in Hampshire (England), where she died in 1891.

Some development occurred near the railway station at the time the line was opened, but the real building boom took place at the height of the Federation period, between the turn of the century and the end of World War I, when the small farms were subdivided into housing estates, and builders from Fernhill, Croydon, Ashfield and Marrickville were active all over the suburb. Many of these new subdivisions were made by Sophia Campbell's nephew John Jeffreys of Canterton (England) and her great-nephew, George Darell Jeffreys, who inherited her estate.

In 1910 a new post office was approved for Fernhill, but the Postmaster General's Department insisted that the name of the locality would need to be changed as there were already two post offices with that name, one in Victoria and one in Queensland. A local referendum was held in conjunction with a municipal election, the choice being between Hurlstone, Fernboro or Garnett Hill. Hurlstone was selected. This was the name of a college that had been founded by John Kinloch (on the site of today's Yeo Park, south Ashfield) and given his mother's maiden name. Kinloch also owned land near Fernhill railway station. The original Hurlstone College buildings, designed by John Horbury Hunt in 1878, are now part of Trinity Grammar School. The Department of Railways agreed to the change provided that 'Park' was added to avoid confusion with Hillston in western New South Wales.

In 1913, the tramline from Petersham to Dulwich Hill was extended along New Canterbury Road to a terminus at the junction of Old and New Canterbury Roads, a locality formerly known as Wattle Hill. Later, tramlines from Summer Hill, Balmain, and an extension to Canterbury also served the area. This improvement in public transport encouraged development of shops around the terminus, so Hurlstone Park had two shopping strips for much of the twentieth century – one near the railway station, and one on New Canterbury Road.

Many of the builders and their apprentices who built the suburb are commemorated on the Hurlstone Park war memorial, which was originally erected at the railway station in 1920, and was moved to Euston Reserve after World War II.

The changing face of Hurlstone Park

In the second half of the twentieth century, the suburb's population changed gradually as homes built around World War I were sold when their original owners retired or died. Many of these houses were bought by postwar immigrants from southern Europe. The population shift was reflected in the change in appearance of many of the houses, and also in the change of use of existing buildings: for instance, St Stephen's Anglican Church on New Canterbury Road was sold and became St Stephanos Greek Orthodox Church.

Federation era houses of Hurlstone Park which remain in original condition have become very popular with people seeking a heritage property to restore, and the composition of the population is changing yet again in the early twenty-first century.

2.2 88 Crinan Street

The subject property is located within the Jeffrey's Estate 5th Subdivision which was advertised for sale in September 1910, and encompassed the area north of Floss Street to Crinan Street, between Melford and Dunstaffenage Streets.

Most lots within the Jeffrey's Estate 5th subdivision were developed prior to WWI, predominantly in the Federation Queen Anne style.

The residence on the subject property was developed later, constructed in the Californian Bungalow style typical of post WWI development in the area. It was first listed in the Sands Directory in 1921, occupied by Michel Rose, so is assumed to have been constructed c.1920.

3. HERITAGE IMPACT ASSESSMENT

3.1 Heritage Significance of the Place

Melford Street Heritage Conservation Area

The following Statement of Significance is taken from Canterbury Development Control Plan 2012 (DCP), Part B8 Heritage.

The area is of historical significance as an area developed from late 19th century and early 20th century subdivisions and re-subdivisions, encompassing Sophia Campbell's initial 1876 subdivision of Hurlstone Park and including:

- Bran's subdivision, late 19th century, including 17 to 29 Melford Street*
- Re-subdivided lots on the western side of Dunstaffenage Street, initially subdivided 1881-1883, but developed following later re-subdivisions*
- The Segenhoe Estate offered for sale in December 1900 which included 8-14 Melford Street.*
- The 1905 Brixton Hill Estate subdivision which included lots between Kilbride Street and Acton Street (much of this later re-subdivided).*
- The Jeffrey's Estate 4th subdivision advertised for sale in October 1907, which encompassed a small area between the southern side of Canterton Street and the southern side of Floss Street, between Melford and Dunstaffenage Streets.*
- The Jeffrey's Estate 5th subdivision which was advertised for sale in September 1910, and encompassed the area north of Floss Street to Crinan Street southern side, between Melford Street and Dunstaffenage Street.*
- The Jeffrey's Estate 6th subdivision advertised for sale in September 1912, which included the southern portion of the HCA north of the railway including both sides of Melford Street and the southern side of Canterton Street.*

The area encompasses the earlier house "Euston" (a heritage item) which is associated with Euston Reserve (heritage item) as land privately donated for public open space. The area is also of historical significance as it encompasses a group of houses from 66 to 78 Crinan Street that were built and inhabited by a number of prominent local builders, including William James Pendlebury.

The area is of aesthetic significance for its generally wide streetscapes, predominantly single storey brick Federation Queen Anne style detached housing, with a small number of semi-detached residences of the same period, occasional detached weatherboard houses (usually a result of the earlier subdivisions), and groups of Inter-war California Bungalow style houses. It is also of aesthetic significance for its mixed subdivision patterns, including long narrow lots (north of Crinan Street) indicative of late 19th century subdivisions, larger generous lots typical of post-1900 subdivisions developed with detached Federation Queen Anne style houses within garden settings, and the Uniting Church and Church Hall at 8 Melford Street (heritage listing).

88 Crinan Street

The subject property accommodates an example of a single storey, detached Californian Bungalow style dwelling, from the early 20th century period of development in the Conservation Area. Although later than the predominant Federation period of development in the immediate vicinity, the dwelling's scale, materials and fine grained traditional character are consistent with the general character of the locality. The overall form and architectural detail of the front facades of the dwelling are generally intact. As such it makes a positive contribution to the heritage significance of the Melford Street Conservation Area.

The DCP nominates the subject dwelling as Contributory 1, which is defined as:

A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne style house)

3.2 Description of the Existing Property

The House

The existing house is located on a corner suburban site that has a gentle slope toward the rear. The property has an area of 581.7 m².

The existing single storey, detached, solid brick house is approximately 103 years old. The original front areas of the dwelling are characteristic of 1920's Californian Bungalow style residential development, constructed of face and rendered brick with a hipped and gabled roof, clad in terra cotta tiles. The asymmetrical front facade features a projecting gabled front room to one side and a recessed entrance verandah to the other that wraps the front corner. The verandah has brick balustrades and a flat roof that is supported on a tapered rendered pillar. The triple front gables feature decorative vertical battens. Timber casement windows have recently been restored to the front facade, replacing previously installed aluminium windows.

The scale and level of detailing decreases towards the rear of the property, as is characteristic of development in the locality. The rear areas of the house, which have been altered and added to over time, have a low pitch, metal clad, skillion roof.



The subject dwelling viewed from Dunstaffnage Street

Outbuildings

A fibro shed is located in the rear south-west corner of the site. A timber framed pergola is also located in the rear garden area, along the Dunstaffnage Street boundary.

The Grounds

The front garden consists of an area of lawn with perimeter shrub planting. A curved path leads from the front corner of the lot to the entrance of the house. A low brick front fence, with wrought metal added above is covered by established hedge planting.

The rear garden is utilitarian and is mostly paved. It includes vehicular driveway access provided from Dunstaffenage Street at the rear corner.



Looking from the back of the house to the fibro shed and pergola in the rear garden.

There are no significant trees located on the site, however several established Melaleuca trees along the Dunstaffenage Street frontage, that are partially supported by the subject property, make a substantial contribution to the avenue of trees provided along Dunstaffenage Street and the landscape setting of the Conservation Area.

3.3 Proposed Works

The main aims of the proposed development are to:

- alter and add to the existing house to provide accommodation suitable for a contemporary family lifestyle
- respect the amenity of neighbouring properties
- respect the heritage value of the property and the contribution it makes to the heritage significance of the locality

The proposed works include:

- alterations and two storey additions to the rear of the existing single storey dwelling
- demolition of existing outbuildings, including a fibro shed and timber framed pergola
- construct a new single garage and carport
- install a new swimming pool

3.4 Assessment of Potential Heritage Impact

The following assessment is based on the guidelines set out by the NSW Heritage Office publication '*Statements of Heritage Impact*', 2002.

The questions adopted are those applicable to changes within a heritage conservation area.

The subject property is not individually heritage listed. The heritage significance of the property is largely restricted to the form and architectural character at the front of the house, which contributes to its streetscape value in Crinan and Dunstaffenage Streets.

3.4.1 The following aspects of the proposal respect or enhance the heritage significance of the Heritage Conservation Area for the following reasons:

- The original front areas of the house under the main pitched roof are to be retained, including all remaining intact period detail to the front and east side facades that are visible from the street.
- The additions are located behind the more significant areas of the house, to ensure the original form, scale and intact period detail of the front areas of the house are preserved and can continue to make a positive contribution to the streetscape of the Conservation Area.
- The new additions have a hipped and gabled roof, to be sympathetic with the existing dwelling's roof forms
- The proposed new roof has a low pitch and is unembellished to be visually recessive, which will allow the original front areas of the house to continue to dominate the presentation of the dwelling to the street.

- The new additions are designed in a 'pavilion' style, where the bulk of the addition is separated from the original house by an inset link, which allows a clearly legible distinction between the old and the new.
- Setbacks of the new additions are consistent with the existing dwelling to reinforce the established pattern of development in the area
- New materials are consistent with the existing house and characteristic development in the area, with face brick and board and batten clad walls, terra cotta tiled roofing and timber framed windows proposed.
- New windows and doors are designed with proportions to complement the scale and character of the existing house and contributory buildings in the area.
- There will be no adverse impact to the established front garden setting and Melaleuca street trees along the Dunstaffenage Street frontage which will continue to make a positive contribution to the landscape setting of the Conservation Area.

3.4.2 The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Demolition

Demolition of buildings within a Conservation Area can result in a loss of consistency of the character of the area.

Demolition at the rear of the house is required to allow the construction of a new addition with contemporary layout, services and construction standards. The rear of the dwelling proposed to be demolished is typical of unremarkable rear services areas of dwellings in the locality, and it has been altered and added to over time, so it makes a limited contribution to the identified significance of the place. The proposed demolition, and subsequent replacement with a new addition with appropriately designed form and materiality, will result in no adverse impact on heritage significance.

The existing flat roofed garage/shed proposed to be demolished is an unremarkable fibro outbuilding that is discreetly located at the rear of the property. It is required to be demolished to facilitate the provision of contemporary amenity within the rear garden. The shed makes no contribution to the identified significance of the place, so its demolition will have no detrimental impact on the heritage significance of the place. Its replacement with a new garage and carport that replicate the existing discreet rear location and have a subservient scale and form that is characteristic of outbuildings in the area will result in no adverse impact on heritage significance.

Contemporary Buildings

New buildings have the potential to dominate the scale and fine grained character of heritage conservation areas. Measures have been taken to ensure the proposed new additions incorporate form, materials and proportions that are sympathetic to the existing dwelling, so there will be no detrimental impact. Overtly contemporary, intrusive or bold architectural elements have been avoided to ensure the new additions and outbuildings are visually recessive.

Two Storey Development

Two storey additions to single storey dwellings can dominate original dwellings and erode the consistent scale that gives integrity to a conservation area. Measures have been taken to ensure the proposed two storey addition respects the scale and character of the existing house and streetscape, as follows:

- The new addition is located to the rear of the existing dwelling, setback substantially from the principal street frontage, so will generally be screened from view from Crinan Street by existing dwelling on the subject property and adjacent sites.
- The substantial front setback of the new additions will allow the principal views of the property from the corner of Crinan and Dunstaffenage Streets to be preserved. The original presentation of the property as a single storey bungalow will continue when viewed from this important vantage point.

- While having a secondary frontage will allow views of the two storey additions from Dunstaffenage Street, the additions will be screened by the dense canopy of established street trees located along the verge.
- The setback from the rear allows adequate separation from adjoining dwellings along Dunstaffenage Street, to ensure the single storey scale of those buildings will not be dominated by the new work.
- The new additions are articulated with a stepped form and varied materials to reduce visual bulk
- Measures taken to ensure the height of the proposed two storey additions are minimal include:
 - The lower level of the additions is stepped down from the ground floor level of the existing dwelling
 - The internal ceiling heights of the proposed additions are minimal
 - The new rear roof has a low pitch to ensure the new ridge height is as low as possible while maintaining a sympathetic form

The two storey additions are located to the rear and are modest in height and scale to ensure the architectural character and single storey facades at the front of the existing house continue to dominate the presentation of the property to the street. The proposed additions will have no adverse impact on the positive contribution the property makes to the scale and character of the streetscape.

Swimming Pool

The new swimming pool is a contemporary insertion and could have a detrimental impact on the garden setting of the item. To avoid any detrimental impact, the pool is located behind the building, in a location that won't be visible from the public domain. The front garden setting will remain unaltered and will continue to make a positive contribution to the landscape character of the Conservation Area.

3.4.3 The following sympathetic solutions have been considered and discounted for the following reasons:

The final design is the result of input in heritage terms by the applicant's heritage consultant. Some modifications to form, materials, and window proportions have been incorporated as suggested to arrive at an outcome that will reduce impact to an acceptable level.

Further alternatives to those already investigated are not warranted and the current application represents an appropriate form of development for this location.

4. CONCLUSION

The proposed works are acceptable in terms of their potential impact on the identified heritage significance of the item, other heritage items in the vicinity and the wider Melford Street Conservation Area.

The new additions will have no detrimental impact on principal views of the property from the public domain. The new work has been designed with appropriate scale, materials and form to be subservient to the existing building and sympathetic to the conservation area and contributory buildings in the vicinity, so will not have a detrimental impact on the identified heritage significance of the place.

The proposed works will have no adverse impact on the landscape setting of the property or the wider Conservation Area.

The changes are compatible with reasonable expectations of contemporary use of the property as a family home.

Having regard to the above assessment, the heritage aspects of this application are worthy of approval.

Statement prepared by:

Margaret Skilbeck

B Arch (Hons) AIA

Registered Architect NSW No 6144

Heritage Consultant, NSW Heritage Council

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APPENDIX A

Photographic Report

Subdivision of Canterbury Estate 1874

Jeffrey's Estate 5th Subdivision

Aerial Photograph 1943

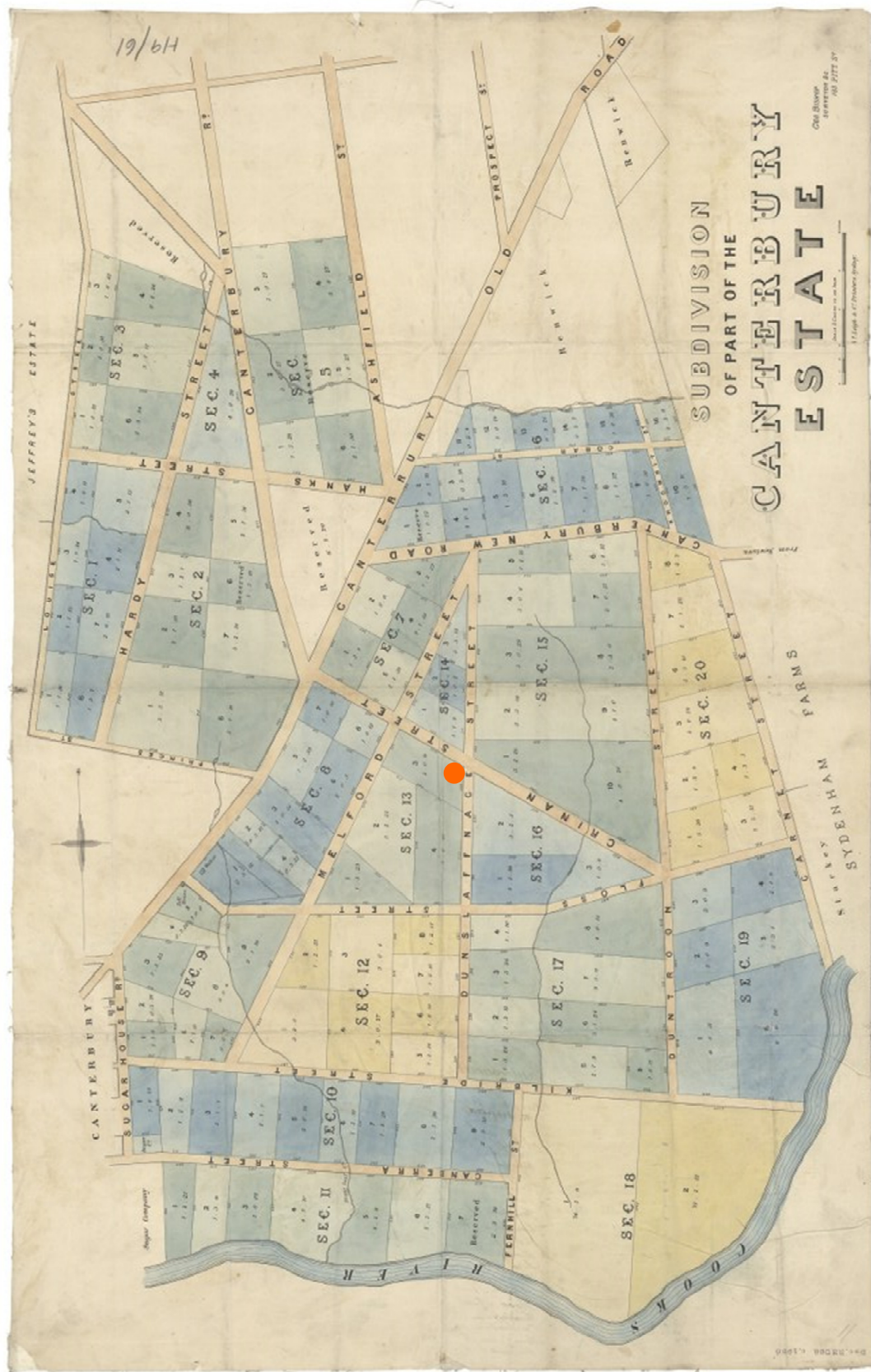
Aerial Photograph

Streetscape

Site

88 CRINAN STREET, HURLSTONE PARK

PHOTOGRAPHIC REPORT : CANTERBURY ESTATE SUBDIVISION, 1874



Subdivision of Part of The Canterbury Estate, 1874. Source: SLNSW

● Subject Property Location

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88 CRINAN STREET, HURLSTONE PARK

PHOTOGRAPHIC REPORT : JEFFREYS ESTATE FIFTH SUBDIVISION, 1910



Jeffrey's Estate 5th Subdivision, 1910. Source: Sate Library of NSW



Subject Property
Location

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88 CRINAN STREET, HURLSTONE PARK



Source: SIX Maps NSW, Aerial Photograph, 1943.

— Subject Property
Boundary

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88 CRINAN STREET, HURLSTONE PARK

PHOTOGRAPHIC REPORT : AERIAL PHOTOGRAPH



Source: SIX Maps NSW, Aerial Photograph. Viewed 23 May 2023

— Subject Property
Boundary

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88 CRINAN STREET, HURLSTONE PARK

PHOTOGRAPHIC REPORT : STREETSCAPE



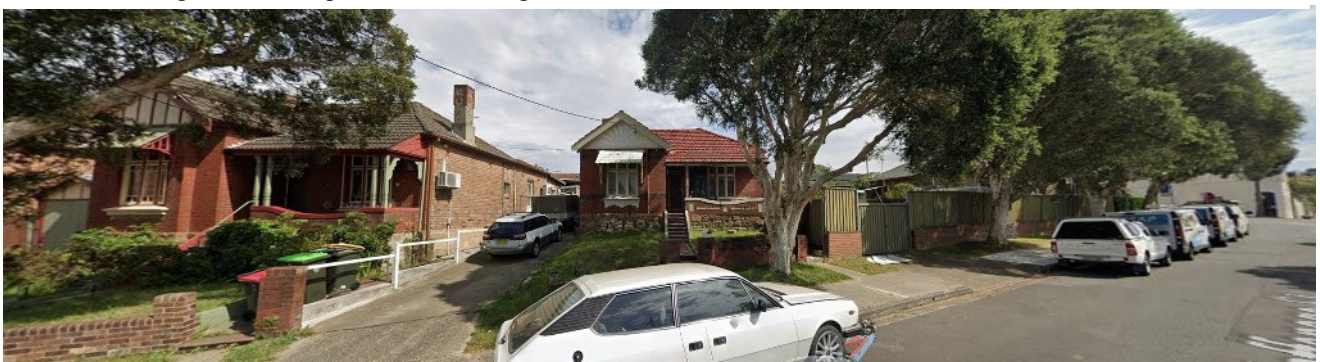
Nos 88-96 to the south side of Crinan Street, with the subject property to the left. Streetscape consists of a mix of single storey dwellings, some retaining their original period character, others have been intrusively modified.



Crinan Street looking west, at the corner of Dunstaffenage Street. The subject property is on the left.



The subject property viewed from the corner of Crinan Street and Dunstaffenage Street, with the avenue of Melaleuca trees dominating the streetscape of Dunstaffenage Street.



Nos 28 & 30 on the west side of Dunstaffenage Street, along with the rear of the subject property to the right.

Source:
Google Maps Streetview,
viewed 23 May 2023

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APPENDIX B

Development Drawings

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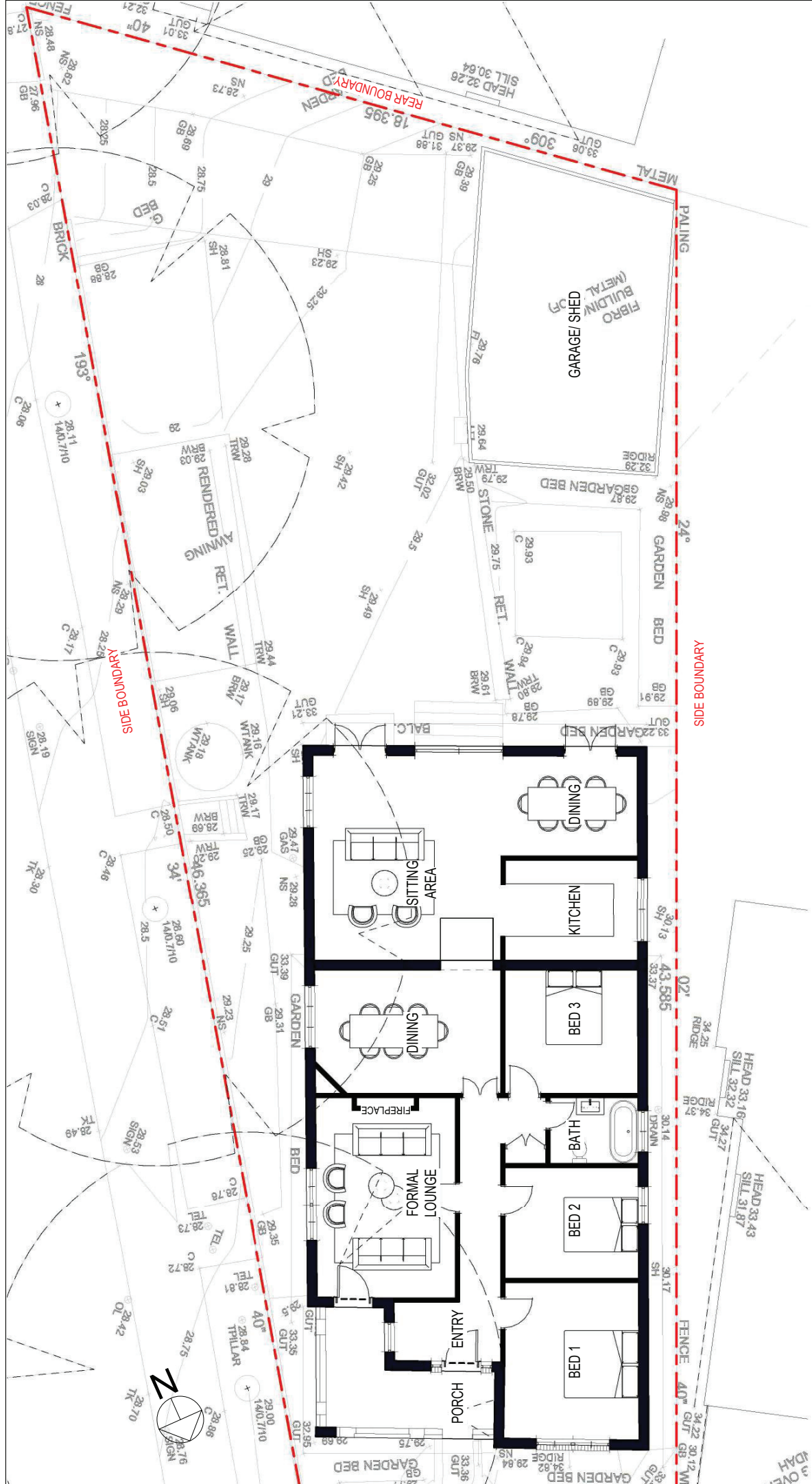
Drawings shall not be used for construction unless endorsed by Construction and authorized for issue. Drawing shall not be used for construction approval as determined by relevant council.

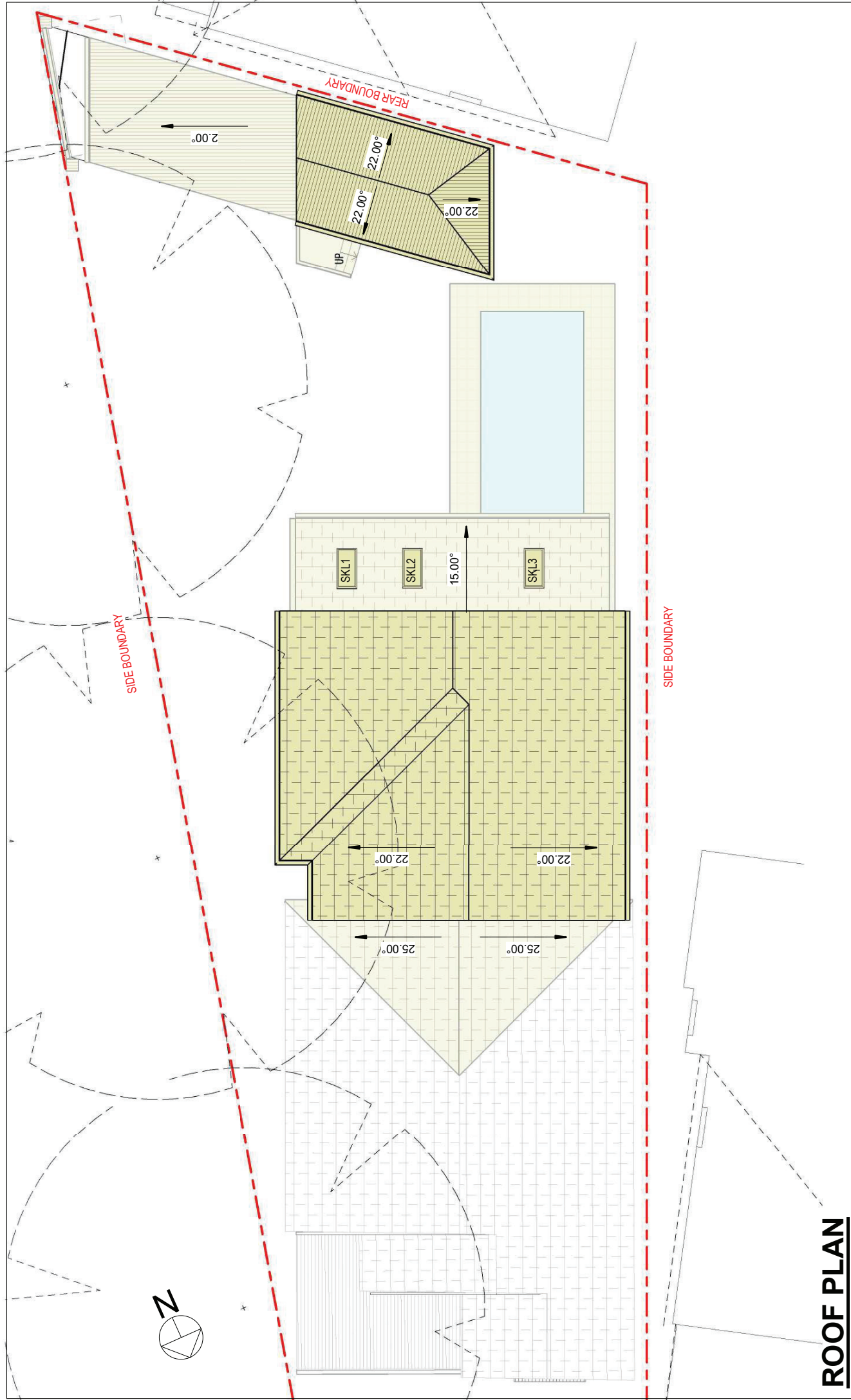
Construction in accordance with all relevant building codes. Structural, mechanical, electrical and plumbing (if required) are to be provided by a qualified engineer. Boundary setbacks to be confirmed by a cadastral survey.

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ROOF PLAN

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All construction is to be in accordance with the relevant building codes. All structural, mechanical & electrical work is to be in accordance with the relevant codes of practice.
Boundary locations to be confirmed by a qualified surveyor.

ISSUE	AMENDMENT
A	ISSUE CONCEPT
B	CLIENT AMENDMENTS
C	CLIENT AMENDMENTS
D	CLIENT AMENDMENTS
E	CLIENT AMENDMENTS
F	CLIENT AMENDMENTS
G	ISSUE FOR DA - DRAFT

DATE	ISSUE BY	CHECKED
01.12.22	M.S	M.S
16.12.22	S.G	S.G
08.03.23	S.G	S.G
10.03.23	S.G	S.G
17.03.23	S.G	S.G
29.03.23	S.G	S.G
06.04.23	S.G	S.G

LOCATION: B101 - Projects - DESIGN & CONSTRUCTION\B101 - Hurlstone Park - 2022-056\01 - Architectural\01 - Hurlstone Park - Rev G.rvt		
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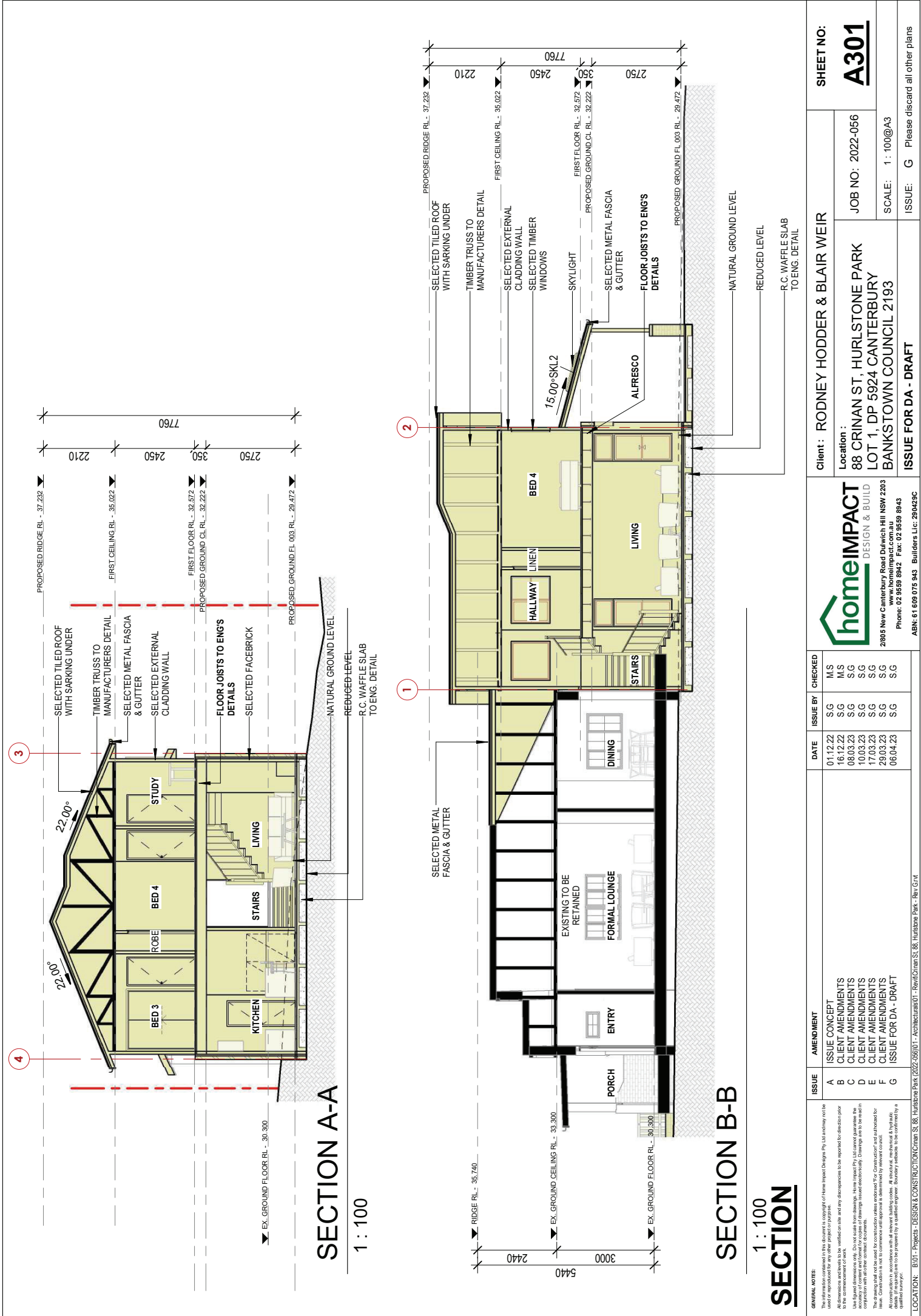


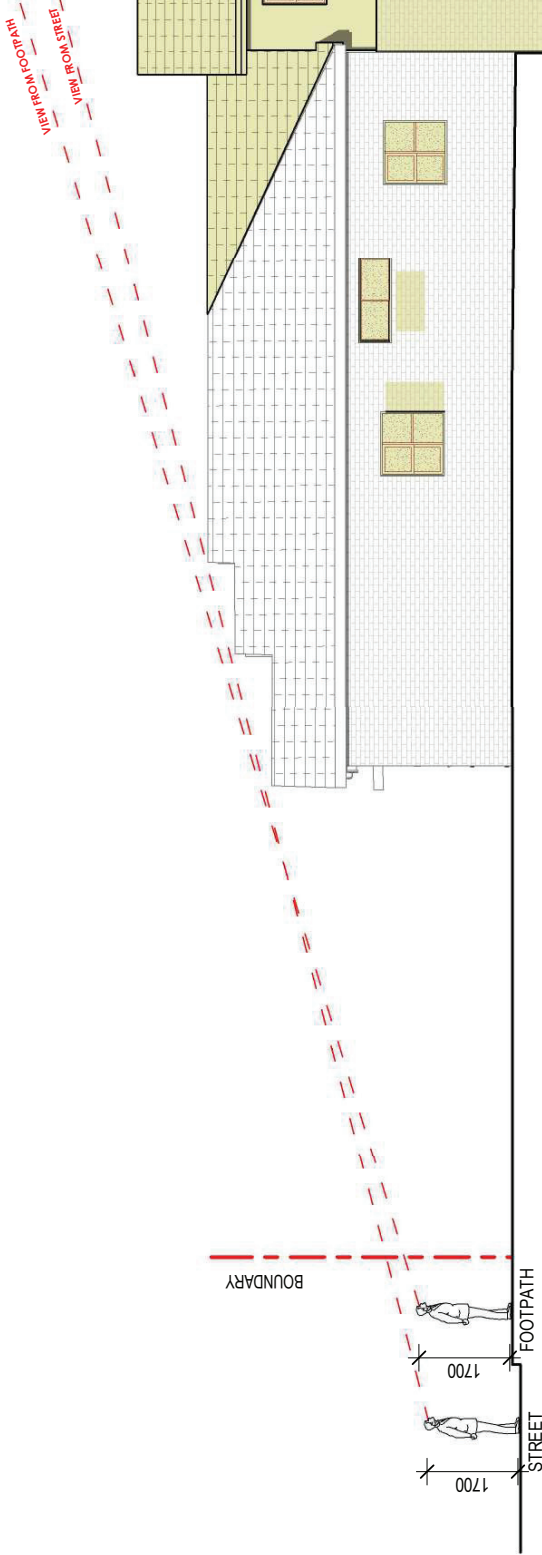
21805 New Canterbury Road Dulwich Hill NSW 2203
www.homeimpact.com.au
Phone: 02 9559 8942 Fax: 02 9559 8943
ABN: 61 608 075 943 Builders Lic: 280429C

Client: RODNEY HODDER & BLAIR WEIR
Location :
88 CRINAN ST, HURLSTONE PARK
LOT 1, DP 5924 CANTERBURY
BANKSTOWN COUNCIL 2193
ISSUE FOR DA - DRAFT

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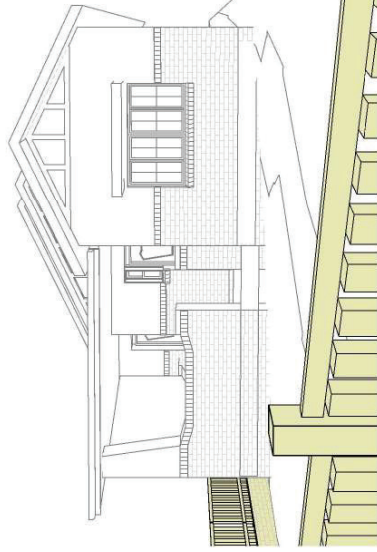
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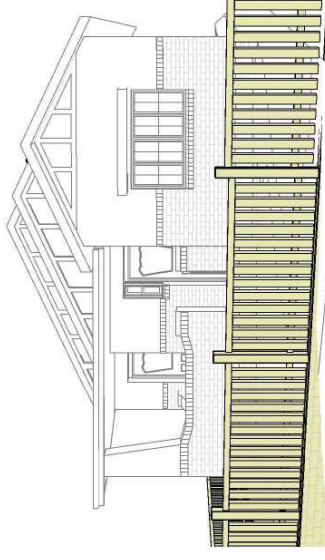


SIGHT LINE ELEVATION

1 : 100



VIEW FROM FOOTPATH



VIEW FROM STREET

STREET PERSPECTIVE

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ISSUE	AMENDMENT
A	ISSUE CONCEPT
B	CLIENT AMENDMENTS
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F	CLIENT AMENDMENTS
G	ISSUE FOR DA - DRAFT

DATE	ISSUE BY	CHECKED
01.12.22	S.G.	M.S.
16.12.22	S.G.	S.G.
08.03.23	S.G.	S.G.
10.03.23	S.G.	S.G.
17.03.23	S.G.	S.G.
29.03.23	S.G.	S.G.
06.04.23	S.G.	S.G.

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Client: RODNEY HODDER & BLAIR WEIR
Location :
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A900
JOB NO: 2022-056
SCALE: 1 : 100@A3
ISSUE: G Please discard all other plans