

STATEMENT of HERITAGE IMPACT



**195 MILTON STREET
ASHBURY, NSW 2193
Lot 2, DP 547405**

Alterations and two storey additions
to an existing dwelling
New Garage

10 June, 2025

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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 195 Milton Street, Ashbury, NSW.

The proposed development includes:

- alterations and a two storey addition to the existing single storey dwelling
- new single garage

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

1.2 Heritage Listings

195 Milton Street, Ashbury, is listed:

- as being located within the Ashbury Heritage Conservation Area, No C1, in Schedule 5 of the Canterbury Bankstown Local Environmental Plan 2023 (LEP).

Under Clause 5.10 (4) of Part 5 (Miscellaneous Provisions) of the Canterbury Bankstown LEP 2023, 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, semi-detached dwelling.

The site has its principal frontage on the east side of the site to Milton Street, and a secondary frontage to Trevenar Street. Single storey residential properties adjoin to the west and north.

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

The subject site is formally identified as Lot 2, DP 547405.

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.

2. HISTORICAL BACKGROUND

2.1 History of Ashbury

The First Inhabitants

Prior to the arrival of Europeans, the area now known as Ashbury 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), north of the Cooks River. To the South of Cooks River the land was occupied by the Bediagal clan. The land was



Canterbury Bankstown LEP 2023 Heritage Map, with the subject property highlighted in orange. (NSW Spatial Viewer)

heavily wooded at the time with tall eucalypts covering the higher ground and a variety of swampy trees along Iron Cove Creek. 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 from displacement from their land.

Ashbury

The first land grant in the Ashbury area, was made to Richard Johnson who received 100 acres in 1793. Johnson was chaplain to the colony from 1788 to 1800. The grant was in present day Trevenar Street and included Peace Park. He named the estate Canterbury Vale as a tribute to Canterbury in England. It was vastly expanded by subsequent owners and continued to be a rich and productive property.

When it was sold to Lieutenant William Cox in 1800, it covered 600 acres (240 ha). It was then sold to Robert Campbell (1769–1846) in 1803 when it covered 900 acres (360 ha), who then proceeded to purchase more land to Liverpool Road. The estate passed on to his son-in-law Arthur Jeffreys (husband of Sarah Campbell) and was eventually split up. This area then became known as Goodlet's Bush, after an early settler, John Hay Goodlet. In 1878 Goodlet bought Canterbury House, which had been built by Arthur Jeffreys.

The South Ashfield Brickworks (later called the Ashbury Brickyard) opened in 1910 from the site of what is now Peace Park. Wide scale housing development of the area began in 1919.

Soldiers returning from World War I were promised a 'land fit for heroes', and schemes such as the Commonwealth War Service Homes Scheme were set up to help them rebuild their lives and establish their families and it was to new developments such as Ashbury that they returned. Many ex-servicemen chose the Canterbury district to establish their first homes because of the relatively easy access it provided to public transport. Many of the advertisements for land in Ashbury after World War I highlighted access to trams and the station at Canterbury. The population of Canterbury as a whole was 4,000 in 1901, 37,000 in 1921 and more than doubled to 79,000 by 1930. By 1930 almost all of the building lots in Ashbury had been sold and built on.

Another influence on the design of houses in Ashbury was the building covenants placed on the sale of the blocks in various subdivisions. The Queens Grove Estate (Allibone, Crimson and the east end of Trevenar Streets sold in 1913) had a building covenant of £300. Almost all other subsequent subdivisions mentioned a 'building covenant for the protection of buyers'. These building covenants were imposed to ensure the purchasers of the lots completed building their homes within a certain time-frame and followed specific building and design requirements. These covenants represented a considerable expense as annual average wages at the time were approximately £150. The influence of the bank, the covenants and the fact that most of the dwellings were built in a relatively small time frame have resulted in a remarkably cohesive streetscapes in Ashbury. One of the other likely influences on the cohesive character of Ashbury is the type of brick used. This may have been a result of the bricks being made by the local brick works.

A primary school began taking students in 1924 and in 1926 changed its name from South Ashfield to Ashbury Public School, leading to the area adopting its own identity. The name Ashbury was selected because of its location between Ashfield and Canterbury. A non-official post office was established on King Street in the same year.

2.2 195 Milton Street

The subject property is located within land that was once part of the Canterbury Estate. Ownership of some portions of the land had passed on to Arthur and Sarah Jeffreys' son, John Jeffreys who began to subdivide his land into smaller parcels. In 1913 the block of land bound by Milton Street, Trevenar Street, and Whitfield Avenue was purchased by The Ashfield Brick Company, where a brickworks was established.

The Ashfield Brick Company subdivided the east and south perimeter of the land into residential lots (DP 10473), and in 1920 offered them for sale by auction, marketed as the 'Ashfield Heights Estate' (refer to Appendix A for the subdivision plan and marketing flyer).

Lot 41 of the subdivision, on the corner of Trevenar and Milton Streets, was purchased by William James Pendlebury, a builder from Hurlstone Park, in 1925. (Certificate of Title Vol 3771 Fol174).

The pair of semi-detached dwellings that are now on Lot 41 are presumed to have been constructed by Pendlebury c.1926, as the first listing of the subject property in the Sands Directory was in 1927, noted as occupied by H Musgrave.

The property was soon sold to Edith Warwick, whose family held it until at least 1961. Occupants listed in Sands Directory do not coincide with the owners' names, so it is presumed that the property was tenanted during their ownership.

In 1971 the semi-detached pair of dwellings were finally subdivided and then sold as two individual properties.



1943 aerial photograph, showing the Ashfield Brick Company land, with residential lots to the south and west perimeter. The subject site is circled in orange. (SIX Maps NSW)

3. HERITAGE IMPACT ASSESSMENT

3.1 Heritage Significance of the Place

Ashbury Heritage Conservation Area

Ashbury has developed as a predominantly residential area largely between 1912 and 1940, with most development occurring during the Inter-War period and particularly during the building boom of the 1920s. Ashbury developed as part of the overall suburban expansion of Sydney that occurred along train lines and major roads.

The area has a consistent subdivision pattern, building form and streetscape, largely because its development occurred over a relatively short period of time. A high standard of design and residential amenity was also achieved due to building covenants placed on the sale of the blocks.

The area has aesthetic significance seen in its regular subdivision patterns, relatively wide streets, rectangular lots, setbacks and building form.

The area is significant for its collection of modest Federation and Inter-war housing, with the California Bungalow style predominating.

195 Milton Street

The subject property accommodates an example of Inter-war development in the area.

The single storey, detached California Bungalow style semi-detached dwelling dates from the predominant period of development in the area. The dwelling's scale, form and materials are consistent with the general character of the locality. The overall form and architectural detail of the external facades of the dwelling are generally intact. As such it makes a positive contribution to the identified heritage value of the Ashbury Heritage Conservation Area.

3.2 Description of the Existing Property

The House

The existing house is located on a corner suburban site that slopes from the Milton Street frontage down towards the rear. The site has an area of 235.5 m².

The existing single storey solid brick house is approximately 100 years old. It is characteristic of modest Inter-war California Bungalow style residential development, constructed of face brick with a hipped and gabled roof, clad in terra cotta roof tiles. The front double gables are clad in fibro sheet with batten trims. The entrance to the dwelling is via a verandah, with its tiled roof supported on brick piers topped with colonettes.



Front of the subject property viewed from Milton Street



Side and rear of the subject property, viewed from Trevenar Street

The rear of the dwelling is typical of unremarkable service areas located towards the rear of dwellings of the Inter-war period.

Internally the house generally retains the original layout and some modest period features, however it is extremely dated and no longer meets contemporary amenity or lifestyle expectations.

The Grounds

The house has a characteristic setback from Milton Street that provides a small front garden that includes an area of lawn with perimeter shrub planting, and a path that leads to the front door. The front garden is enclosed with a timber picket fence. Although not original, the fence is complementary to the period character of the dwelling and the streetscape.

The rear garden is utilitarian, consisting of concrete paving and an area of lawn. Gates in the timber paling fence along the Trevenar Street frontage provide vehicular access for off street parking.

There are no significant trees located on the site.

3.3 Proposed Works

The main aims of the proposed development are to:

- alter and add to the existing house to improve amenity and provide accommodation suitable for the owner's current requirements
- respect the amenity of neighbouring properties
- respect the contribution the property makes to the streetscape and heritage significance of the locality

The proposed development includes:

- alterations and a two storey addition to the existing single storey dwelling
- construct a new single garage to the rear of the site

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.

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 contribution the subject property makes to the heritage significance of the HCA is largely restricted to the architectural character and garden setting at the front of the house and its streetscape value in Milton Street.

Significance

The contribution the property makes to the heritage significance of the Conservation Area is largely restricted to the form and intact period detail at the front of the house that is representative of Inter-war period development in the HCA, and the contribution it makes to the cohesive scale and character of the principal streetscape of Milton Street. The important front areas of the dwelling are to be retained in the proposal, including the front verandah, side walls, roof and chimney, and front principal rooms of the dwelling. As such, the visual relationship with the adjoining semi-detached dwelling will be retained, and scale relationships established within the streetscape will be preserved. The form and architectural character of the dwelling will continue to make an important contribution to the HCA.

No changes are proposed to the contributory front garden setting, which will continue to make a positive contribution to the streetscape and landscape setting of the wider HCA.

The Additions

The additions have been designed to ensure the original form, scale and intact period detail of the important front areas of the original house are preserved, remain clearly legible and will continue to make a positive contribution to the heritage significance of Milton Street.

The additions will not dominate the presentation of the property to the street, due to:

- the substantial setback of the additions from the principal street frontage
- the screening effect of the subject dwelling and trees established along the Trevenar Street verge.
- the new additions have a simple, unembellished form to be visually recessive.
- the additions have a stepped form to minimise wall height and visual bulk.

The additions have not been designed as a strict copy or replica of the Inter-war style, but rather have a contemporary character to ensure the new and original work are legible. However, the additions relate well to the existing house and streetscape character as follows:

- The gabled roof form and pitch have been selected to be as low as possible while relating well to the existing house.
- Materials are sympathetic with the character of the existing house and development to the rear of contributory dwellings in the area, with face brick walls, weatherboard cladding and metal roofing proposed.

- New windows and doors that will be visible from the public domain are designed with proportions to complement the scale and character of the existing house and contributory buildings in the area.

Garage

Similar to the additions, the garage is to be constructed with weatherboard walls and an unembellished flat metal roof, to be sympathetic with the character of the existing dwelling, but simpler in form and detail, and lower in height, to be visually recessive.

The garage is located over the existing driveway to allow existing vehicular access to be utilised. It is located to the rear of the site and is modest in scale to ensure the existing contributory dwelling will continue to dominate the presentation of the property to the street.

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. Partial demolition is required at the rear of the existing dwelling. The rear of the dwelling proposed to be demolished is typical of unremarkable rear service areas of dwellings in the locality, so 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, siting and materiality, will result in no adverse impact on heritage significance.

Contemporary Buildings

Contemporary buildings have the potential to have an intrusive impact on the consistent materials and forms that collectively give a Conservation Area its character. However, measures have been taken to ensure the proposed new addition and garage incorporate materials and form that are sympathetic to existing dwelling and are characteristic of contributory buildings in the locality, so there will be no detrimental impact. The new addition has been designed with brick and weatherboard walls and an unembellished, gable roof with a pitch that is consistent with the existing dwelling. Overtly contemporary, intrusive or bold architectural elements have been avoided to ensure the new additions are sympathetic.

Two Storey Development

Two storey development within a streetscape that predominantly features single storey dwellings can dominate and erode the character of the area. The immediate vicinity of Milton and Trevenar Streets accommodates a mix of single storey and two storey development, however the dwellings immediately adjacent to the subject site present to the street as single storey. Measures have been taken to ensure the proposed two storey development respects the scale and character of the context, as follows:

- The proposed first floor addition has a front setback that allows the original front facades and single storey form to continue to be legible and to dominate the presentation of the property to the principal Milton Street frontage.
- The addition has been designed to minimise height as follows:
 - The ground floor of the addition steps down at the rear, taking advantage of the sloping topography
 - Ceiling heights of the proposed additions are minimal
 - The first floor roof springs from a low height (approximately 2.1 m)
- The additions are articulated with a stepped form to reduce visual bulk.
- The first floor is set in from the south side to reduce the apparent wall height of the addition.
- The new work has a scale, proportions, form and materials that respect the scale and materiality of the subject dwelling and surrounding residential development

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

The proposed design is the result of input in heritage terms by the applicant's heritage consultant. Some modifications to the extent the first floor encroaches into the front roof, height, materials, form and window details have been incorporated as suggested to minimise impact on the integrity of the streetscape and wider conservation area.

4. CONCLUSION

The proposed works are acceptable in terms of their potential impact on the identified heritage significance of the Ashbury Heritage Conservation Area.

The original front areas of the dwelling will remain unaltered and will continue to make a positive contribution to the integrity of the streetscape of Milton Street. The original single storey form of the dwelling will remain legible to ensure scale relationships with adjoining dwellings are maintained. The new additions are designed with form, materials and architectural character to be sympathetic with the existing building, contributory buildings in the vicinity and the wider Conservation Area.

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, and will encourage the original areas of the house to be valued and maintained into the future.

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

Canterbury Estate 1884

Ashfield Heights Subdivision 1920

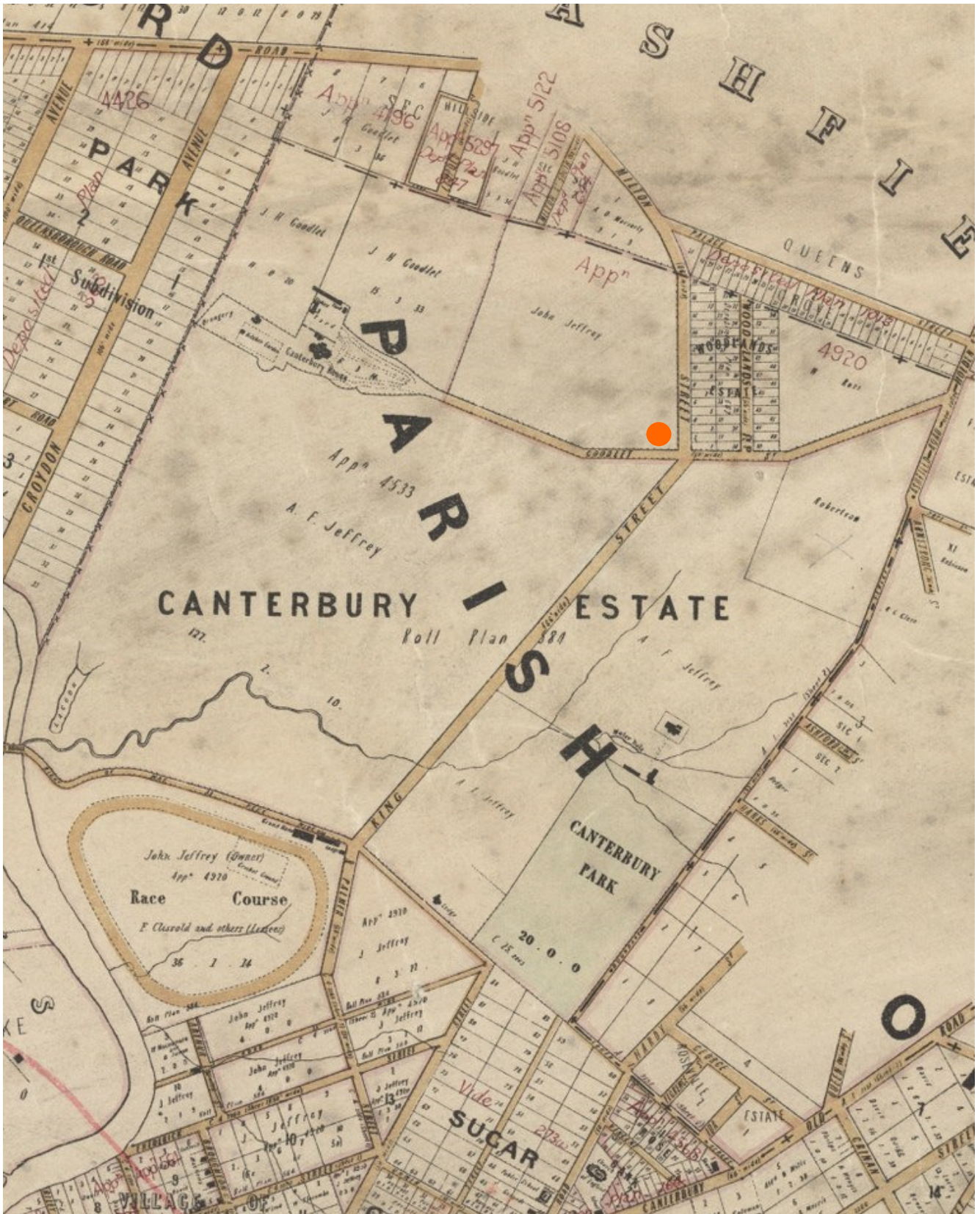
Aerial Photograph 1943

Aerial Photograph

Streetscape

195 MILTON STREET, ASHBURY

PHOTOGRAPHIC REPORT : CANTERBURY ESTATE 1884



Canterbury House and the Canterbury Estate (later Goodlet Estate), as shown on the Map of the Municipality of Canterbury, Higginbotham and Robinson, 1884.
Source: Sate Library of NSW



Subject Property
Approximate Location

ARCHITELLE
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12 Denison Street, Hornsby NSW 2077
(02) 9477 3092

195 MILTON STREET, ASHBURY

PHOTOGRAPHIC REPORT : ASHFIELD HEIGHTS ESTATE 1920

ASHFIELD HEIGHTS
On the Heights of **ESTATE**
CANTERBURY

ADJOINING GOODLET'S ESTATE
For Auction Sale on the Ground
AT 3 P.M.
SAT. 6TH NOVEMBER
1920

RICHARDSON & WRENCH
Auctioneers 92 Pitt St, Sydney **LTD**

EASY TERMS
*10 Per Cent Deposit,
Balance by
12 Quarterly Payments,
with Interest at
6 Per Cent Per Annum.*

TORRENS TITLE.

All Dimensions subject to Deposited Plan.

*Cowdery & Cowdery,
Licensed Surveyors and R.P.A.
4 Castlereagh St, Sydney.*

F. Cunningham & Co. Ltd. Litho, Sydney

Ashfield Heights Estate subdivision offered for sale by auction November 1920.
Source: State Library of NSW



Subject Property
Location

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12 Denison Street, Hornsby NSW 2077
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195 MILTON STREET, ASHBURY

PHOTOGRAPHIC REPORT : AERIAL PHOTOGRAPH 1943



Source: SIX Maps NSW, Aerial Photograph 1943



Subject Property
Boundary

ARCHITELLE
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12 Denison Street, Hornsby NSW 2077
(02) 9477 3092

195 MILTON STREET, ASHBURY

PHOTOGRAPHIC REPORT : AERIAL PHOTOGRAPH



Source: SIX Maps NSW, Aerial Photograph. Viewed 27 May 2025



Subject Property
Boundary

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195 MILTON STREET, ASHBURY

PHOTOGRAPHIC REPORT : STREETSCAPE



North-west corner of Milton Street and Trevenar Street, with the subject property centre



Corner of Milton Street and Trevenar Street, looking north-west, with the subject property centre



West side of Milton Street, with the subject property on the left



North side of Trevenar Street. The rear of the subject property can be seen on the right.

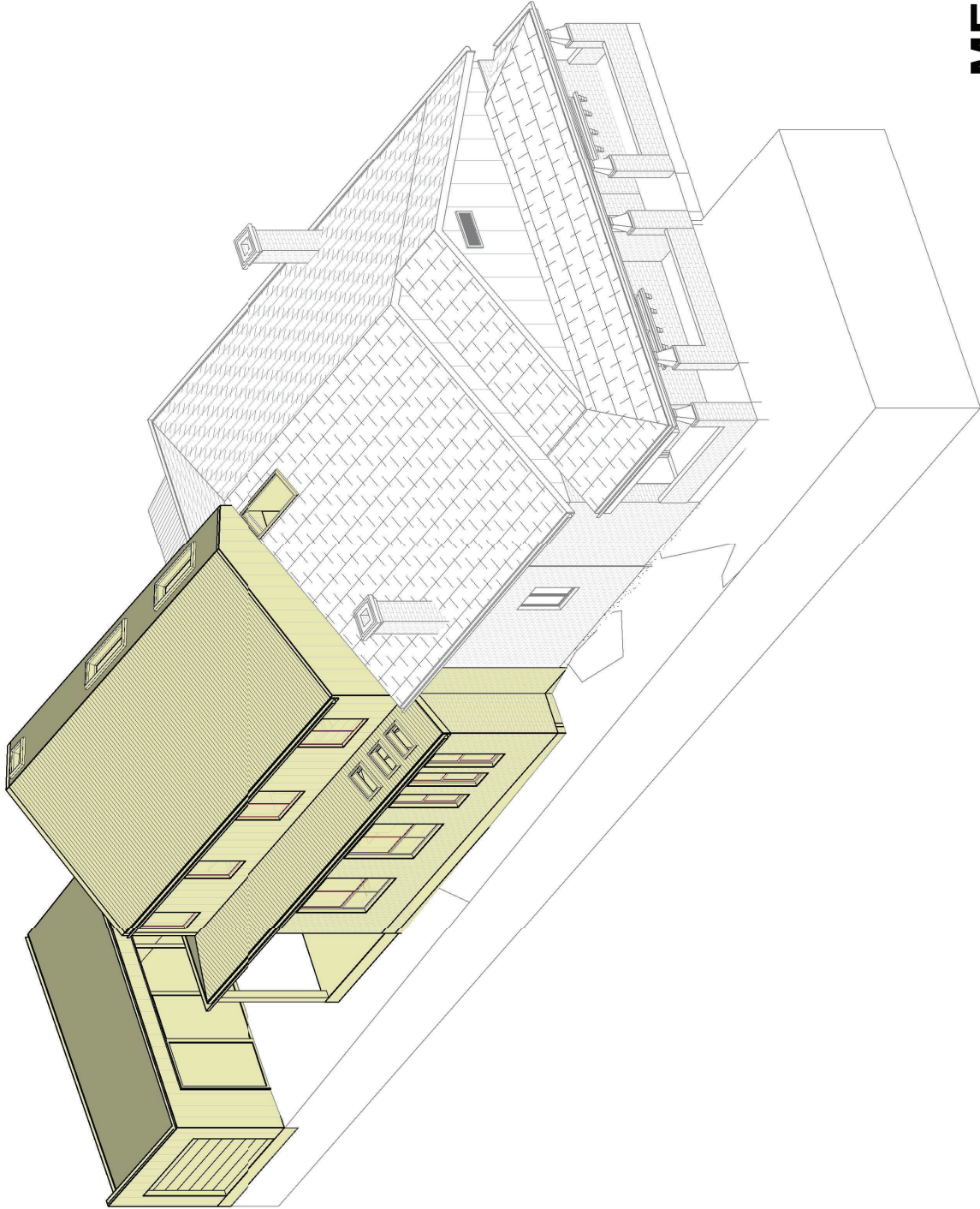
Source:
Google Maps Streetview,
viewed 27 May 2025

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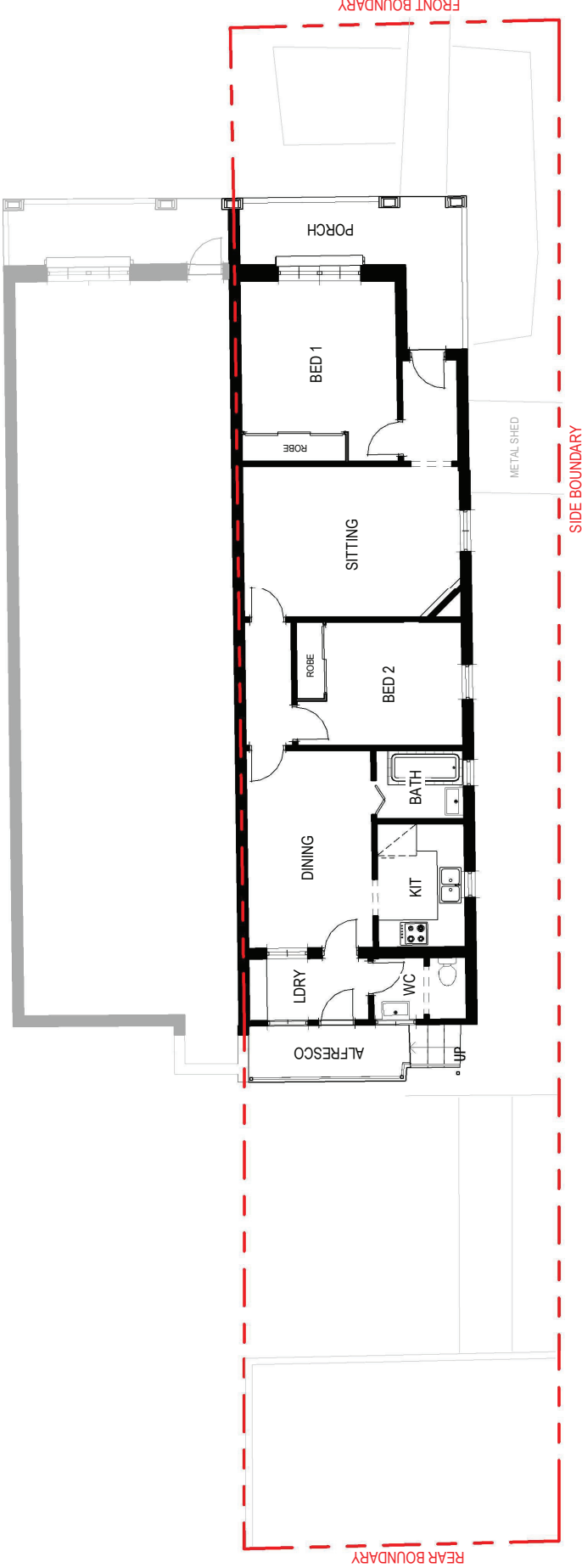
APPENDIX B

Development Drawings



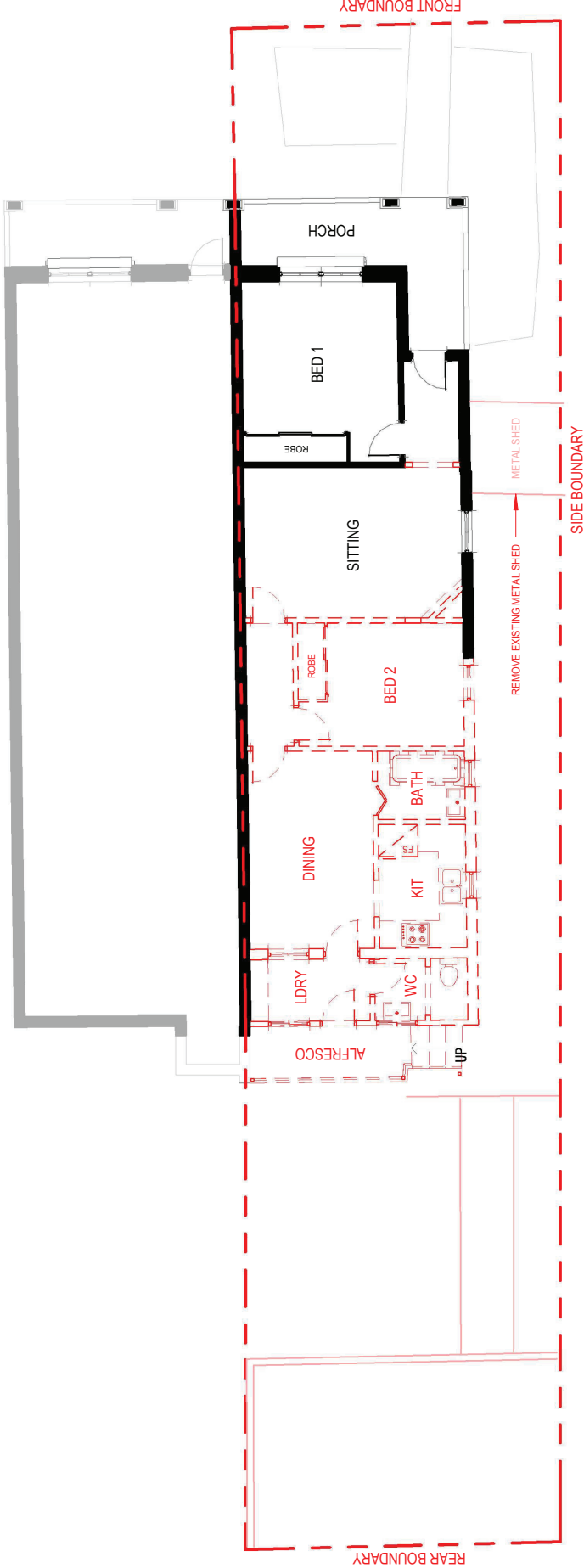
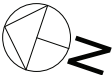
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A001	SITE ANALYSIS PLAN	
A002	EXISTING GROUND FLOOR PLAN	
A003	DEMOLITION GROUND FLOOR PLAN	
A004	DEMOLITION ROOF PLAN	
A100	SITE PLAN	
A101	PROPOSED GROUND FLOOR PLAN	
A102	PROPOSED FIRST FLOOR PLAN	
A103	ROOF PLAN	
A200	ELEVATIONS	
A201	ELEVATIONS	
A300	SECTION/SCHEDULES	
A401	SOIL , SEDIMENT AND SITE MANAGEMENT PLAN	
A402	LANDSCAPE PLAN	
A403	FSR PLAN	
A404	SITE COVERAGE PLAN	
A500	SHADOW DIAGRAM JUNE 21st 9AM	
A501	SHADOW DIAGRAM JUNE 21st 12PM	
A502	SHADOW DIAGRAM JUNE 21st 3PM	
A600	MATERIALS & FINISHES SCHEDULE	
A700	BASIX COMMITMENTS	

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LOT 2 OF DP 547405




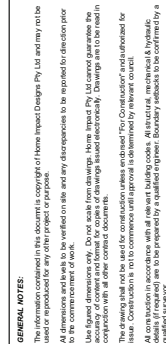
EXISTING GROUND FLOOR PLAN

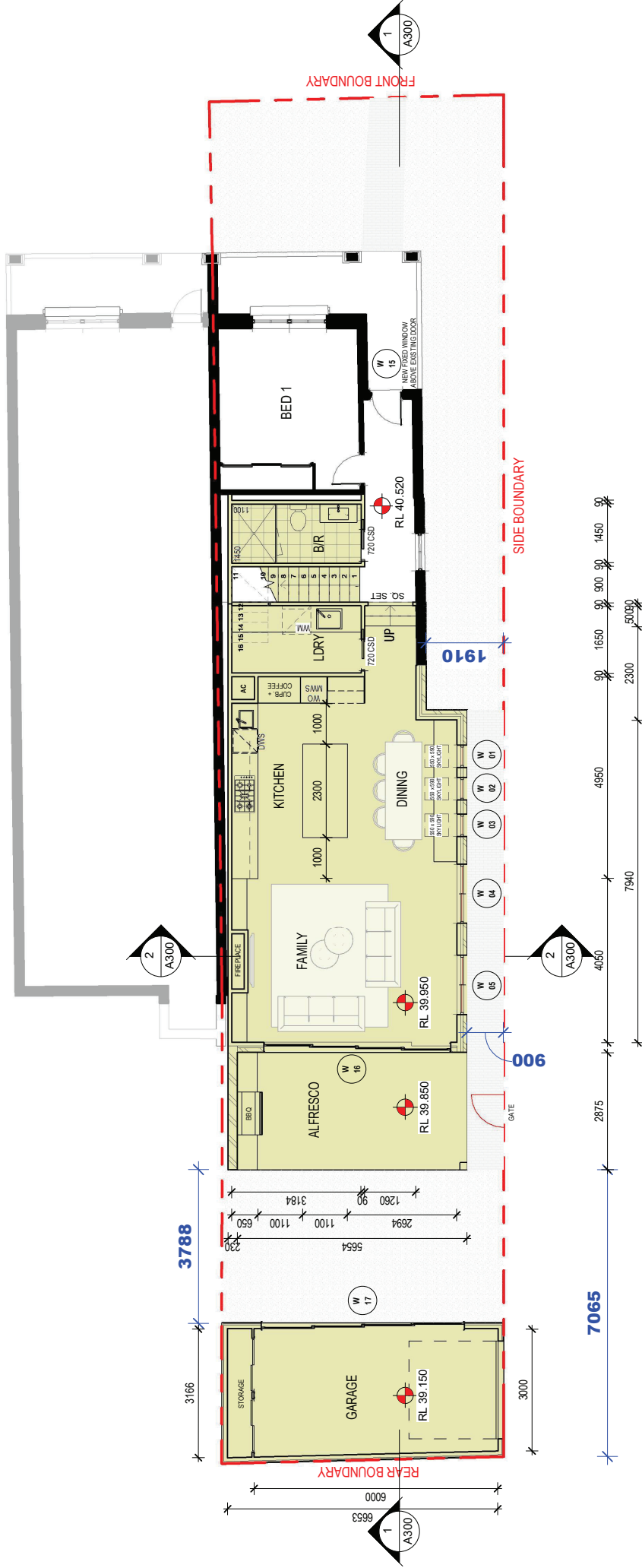
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					www.homeimpact.com.au	
					2/805 New Canterbury Road Dulwich Hill NSW 2203	
					DESIGN & BUILD	
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					STAGE 1 CONCEPT	
					ISSUE: H Please discard all other plans	
					STAGE 1 CONCEPT	
					ISSUE: H Please discard all other plans	
					STAGE 1 CONCEPT	
					ISSUE: H Please discard all other plans	
					STAGE 1 CONCEPT	
					ISSUE:	



DEMOLITION GROUND FLOOR PLAN

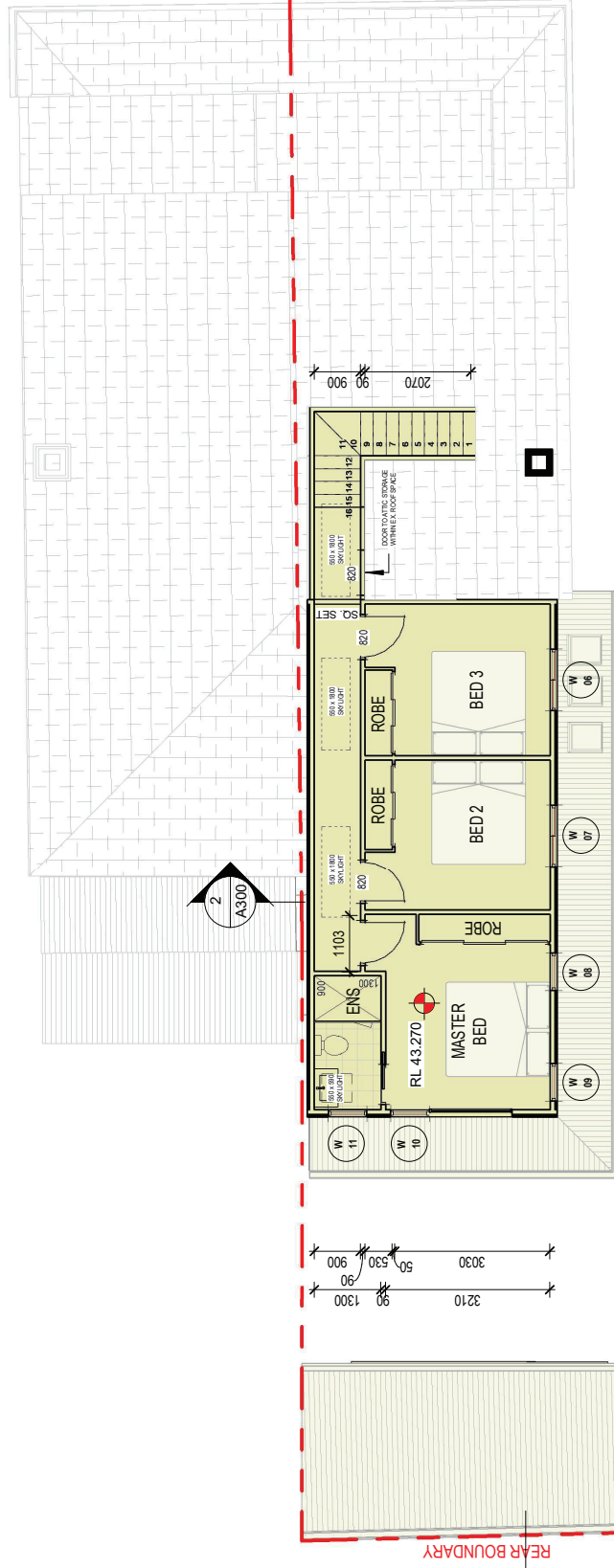
GENERAL NOTES:								Client : MELISSA WING YUE LI & JACOB FLAX		SHEET NO:	
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				195 MILTON ST, ASHBURY 2193				SCALE: 1 : 100@A3		ISSUE: H Please discard all other plans	
				LOT 2 OF DP 547405							
				2605 New Canterbury Road Dulwich Hill NSW 2203							
				www.homeimpact.com.au Phone: 02 9559 8942 Fax: 02 9559 8943							
ABN: 61 609 075 943 Builders Lic: 290429C				STAGE 1 CONCEPT							
LOCATION: Cullerup/Aranda Taseo Oval/Three - HOME IMPACT Pty Design70 - Projects - DESIGN & CONSTRUCTION/Milton St, 195, Ashbury - DESIGN/REVIT/Rev H - DA Set out											
ISSUE	AMENDMENT	DATE	ISSUE BY	CHECKED	DATE	ISSUE BY	CHECKED				
A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD							
B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD							
C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD							
D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD							
E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD							
F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD							
G	DA ISSUE	14.05.25	AT	RD							
H	DA ISSUE - CLIENT AMENDMENTS	26.05.25	AT	RD							

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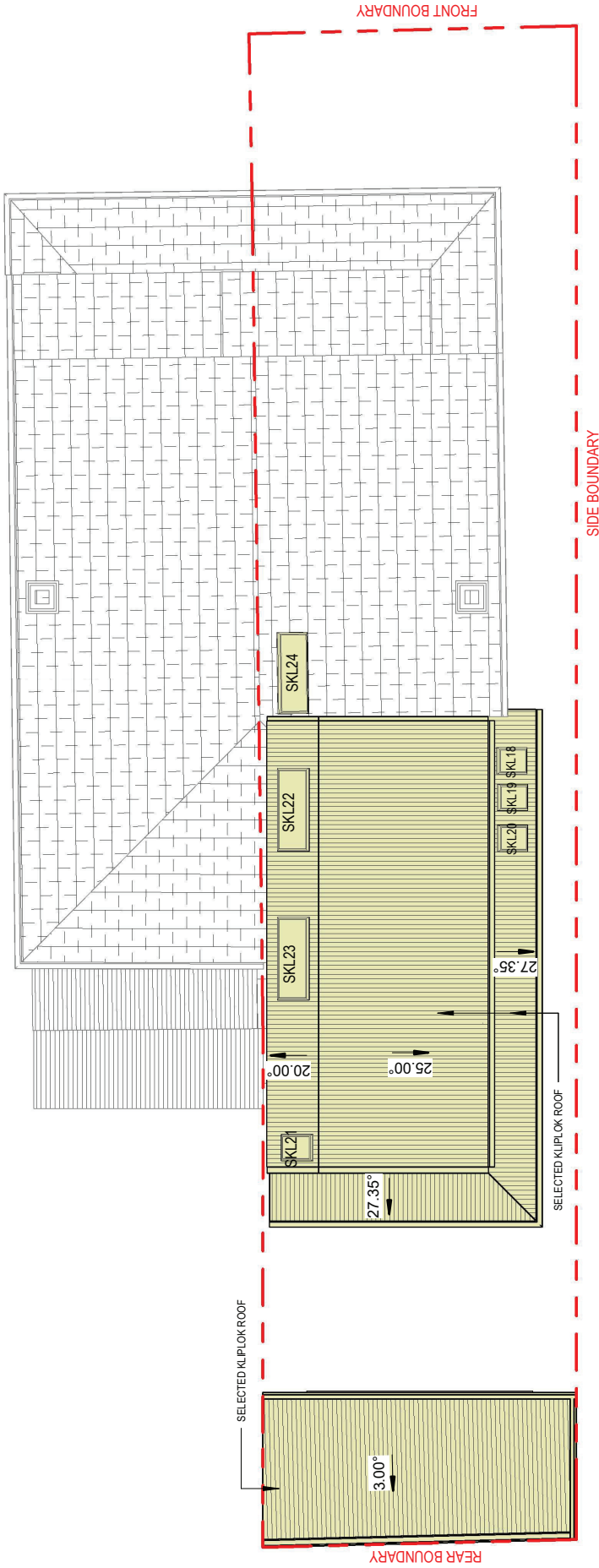
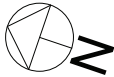
PROPOSED SITE COVERGAE AREAS	
GROUND FLOOR	96.45 m ²
FIRST FLOOR	61.89 m ²
GARAGE	23.45 m ²
ALFRESCO	16.92 m ²
PORCH	10.14 m ²
Grand total	208.84 m ²

GENERAL NOTE:		PROJECT INFORMATION		CLIENT		SHEET NO:	
The information contained in this document is the copyright of Home Impact Design Pty Ltd and may not be used or reproduced for any other project or purpose.		ISSUE		AMENDMENT		DATE	
A		ISSUE CONCEPT (OPTION 2)		12.02.25		AT	
B		ISSUE CONCEPT - CLIENT AMENDMENTS		25.03.25		AT	
C		ISSUE CONCEPT - HERITAGE AMENDMENTS		01.04.25		AT	
D		ISSUE CONCEPT - CLIENT AMENDMENTS		15.04.25		AT	
E		ISSUE CONCEPT - CLIENT AMENDMENTS		30.04.25		AT	
F		ISSUE CONCEPT - CLIENT AMENDMENTS		14.05.25		AT	
G		DA ISSUE		26.05.25		AT	
H		DA ISSUE - CLIENT AMENDMENTS					
LOCATION: C:\Users\Amanda.Tang\OneDrive - HOME IMPACT\01 Design\01 - Projects - DESIGN & CONSTRUCTION\195 ASHBURY\195 Rev H - DA Set.mxd		CLIENT: MELISSA WING YUE LI & JACOB FLAX		JOB NO: 2020-XX		SCALE: 1 : 100@A3	
PROJECT: 195 MILTON ST, ASHBURY 2193 LOT 2 OF DP 547405		Location:		ISSUE: H		Please discard all other plans	
PRINTED: 28/05/2025 4:04:30 PM		STAGE 1 CONCEPT		A101			
		2605 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: 290429C					



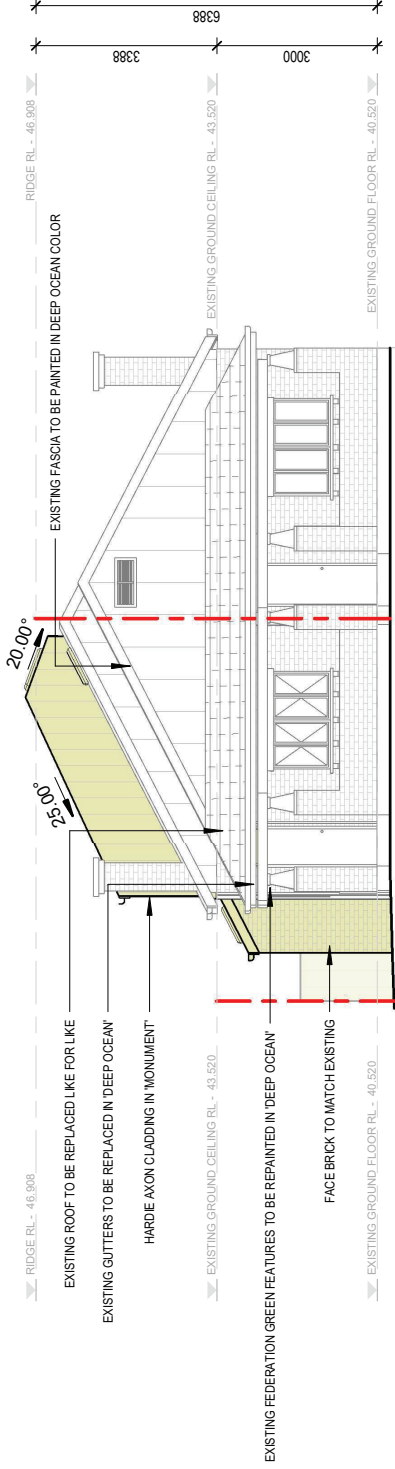
PROPOSED SITE COVERGAE AREAS	
GROUND FLOOR	96.45 m ²
FIRST FLOOR	61.89 m ²
GARAGE	23.45 m ²
ALFRESCO	16.92 m ²
PORCH	10.14 m ²
Grand total	208.84 m ²

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 <p>2805 New Canterbury Road Dulwich Hill NSW 2203 www.homeimpact.com.au Phone: 02 9559 8942 Fax: 02 9559 8943</p> <p>ABN: 61 609 075 943 Builders Lic: 290429C</p>										<p>STAGE 1 CONCEPT</p>																																							
<p>ISSUE</p>										<p>AMENDMENT</p>										<p>DATE</p>										<p>ISSUE BY</p>										<p>CHECKED</p>									
<p>A</p>										<p>ISSUE CONCEPT (OPTION 2)</p>										<p>12.02.25</p>										<p>AT</p>										<p>RD</p>									
<p>B</p>										<p>ISSUE CONCEPT - CLIENT AMENDMENTS</p>										<p>25.03.25</p>										<p>AT</p>										<p>RD</p>									
<p>C</p>										<p>ISSUE CONCEPT - HERITAGE AMENDMENTS</p>										<p>01.04.25</p>										<p>AT</p>										<p>RD</p>									
<p>D</p>										<p>ISSUE CONCEPT - CLIENT AMENDMENTS</p>										<p>15.04.25</p>										<p>AT</p>										<p>RD</p>									
<p>E</p>										<p>ISSUE CONCEPT - CLIENT AMENDMENTS</p>										<p>25.04.25</p>										<p>AT</p>										<p>RD</p>									
<p>F</p>										<p>ISSUE CONCEPT - CLIENT AMENDMENTS</p>										<p>30.04.25</p>										<p>AT</p>										<p>RD</p>									
<p>G</p>										<p>DA ISSUE</p>										<p>14.05.25</p>										<p>AT</p>										<p>RD</p>									
<p>H</p>										<p>DA ISSUE - CLIENT AMENDMENTS</p>										<p>26.05.25</p>										<p>AT</p>										<p>RD</p>									
<p>PROPOSED: DESIGN & CONSTRUCTION</p>										<p>REVISION: 195, Ashbury (1) DESIGN/REV: DA Setout</p>																																							
<p>ORIGINATOR: C.J. Jones/Paradise Teneal/On/One - HOME IMPACT Pty. Ltd</p>										<p>DATE: 12.02.25</p>																																							

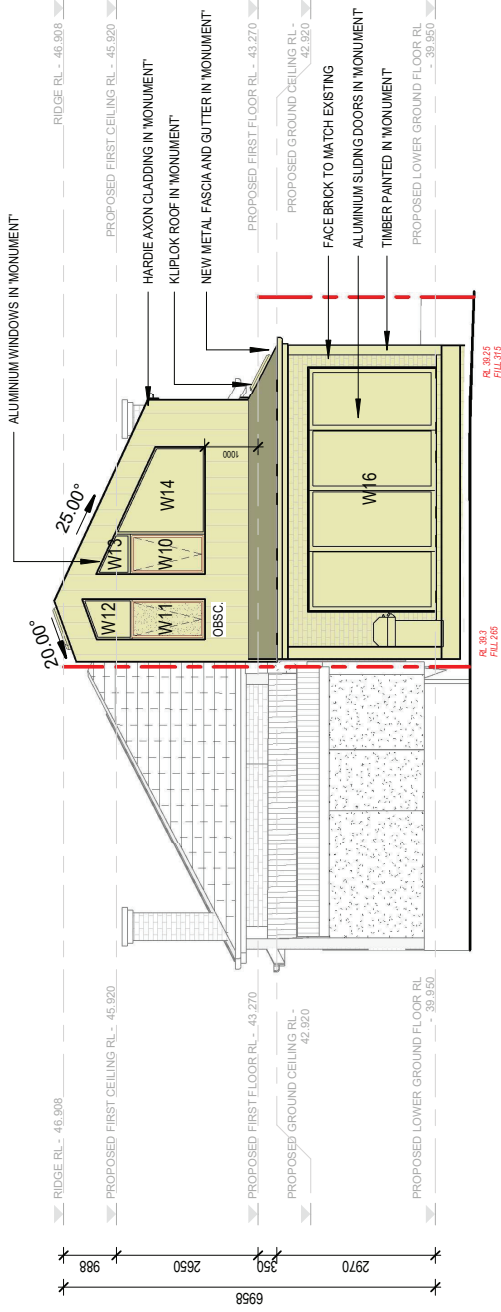


ROOF PLAN

GENERAL NOTES:					Client : MELISSA WING YUE LI & JACOB FLAX		SHEET NO:	
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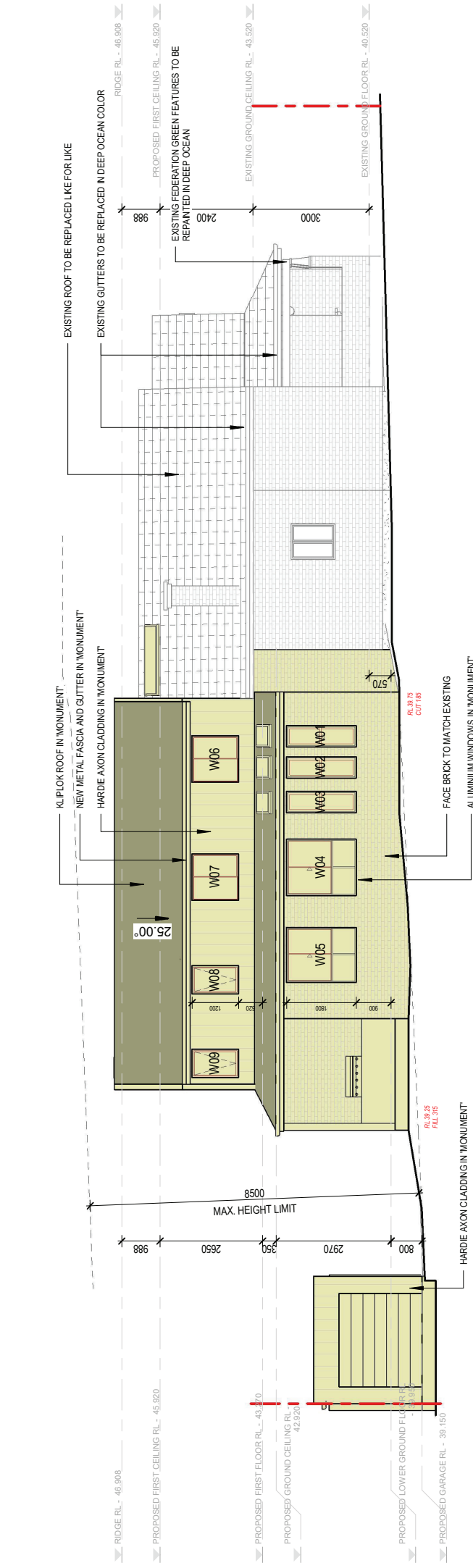
A EAST ELEVATION
1 : 100



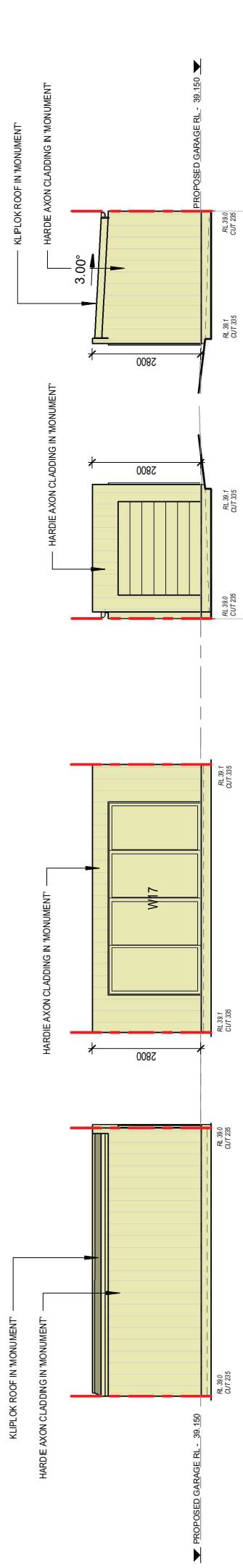
B WEST ELEVATION
1 : 100

ELEVATIONS

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	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD		
	B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD		
	C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD		
	D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD		
	E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD		
	F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD		
	G	DA ISSUE	14.05.25	AT	RD		
H	DA ISSUE - CLIENT AMENDMENTS	26.05.25	AT	RD			
<p>Project: DESIGN & CONSTRUCTION\195 Ashbury\1. Design\REV\Rev H - DA Set.mxd</p>							



C SOUTH ELEVATION
1:100



1 GARAGE (WEST)
1:100

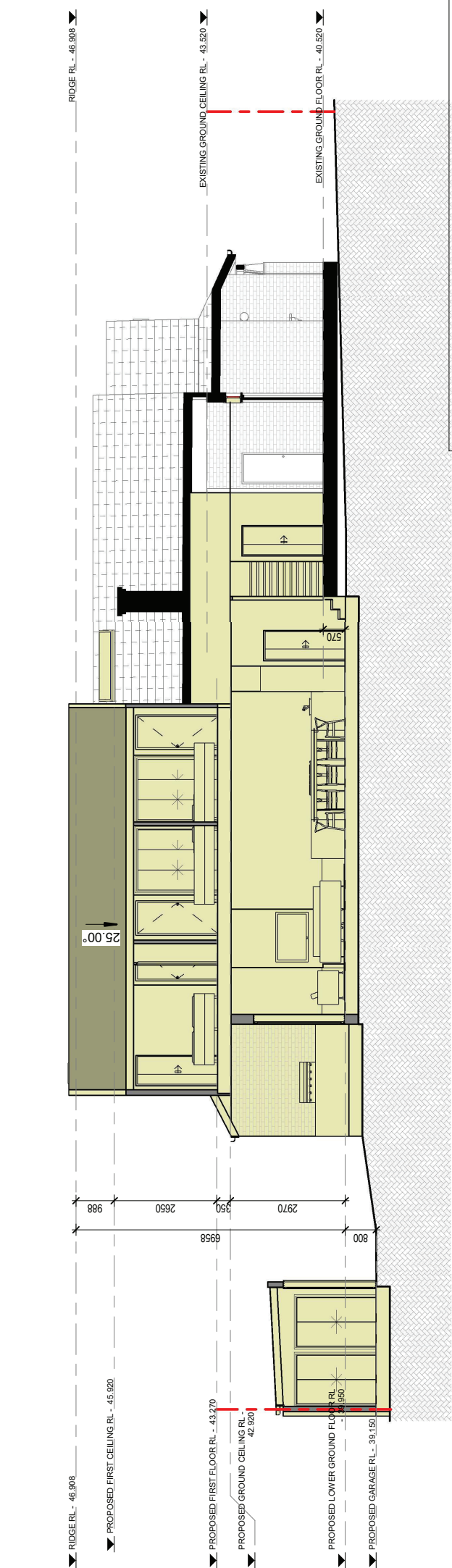
2 GARAGE (EAST)
1:100

3 GARAGE (SOUTH)
1:100

4 GARAGE (NORTH)
1:100

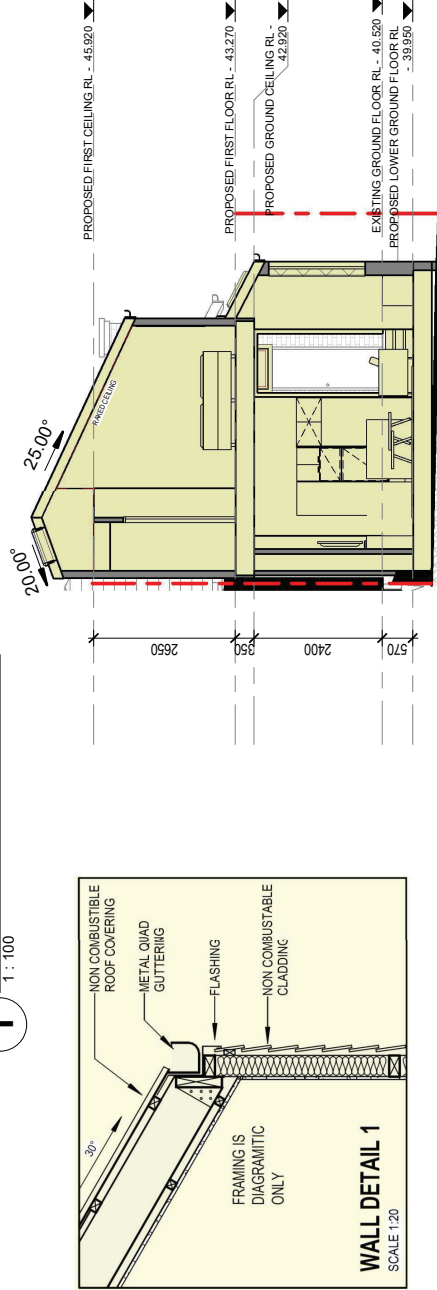
ELEVATIONS

GENERAL NOTES:										Client : MELISSA WING YUE LI & JACOB FLAX		SHEET NO:			
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										195 MILTON ST, ASHBURY 2193		SCALE: 1: 100@A3			
										LOT 2 OF DP 547405					
STAGE 1 CONCEPT										ISSUE: H		Please discard all other plans			
2606 New Canterbury Road Dulwich Hill NSW 2203										homeimpact.com.au					
Phone: 02 9559 8942 Fax: 02 9559 8943															
ABN: 61 609 075 943 Builders Lic: 290429C															
ISSUE										DATE		ISSUE BY		CHECKED	
A										12.02.25		AT		RD	
B										25.03.25		AT		RD	
C										01.04.25		AT		RD	
D										15.04.25		AT		RD	
E										24.04.25		AT		RD	
F										30.04.25		AT		RD	
G										14.05.25		AT		RD	
H										26.05.25		AT		RD	
AMENDMENT															
ISSUE CONCEPT (OPTION 2)															
ISSUE CONCEPT - CLIENT AMENDMENTS															
ISSUE CONCEPT - HERITAGE AMENDMENTS															
ISSUE CONCEPT - CLIENT AMENDMENTS															
ISSUE CONCEPT - CLIENT AMENDMENTS															
ISSUE CONCEPT - CLIENT AMENDMENTS															
DA ISSUE															
DA ISSUE - CLIENT AMENDMENTS															
PROJECT: DESIGN & CONSTRUCTION\01 - 195 ASHBURY\1. DESIGN\REV\Rev H - DA Set.mxd															
LOCATION: C:\Users\Amanda.Tang\OneDrive - HOME IMPACT\01 Design\01 - Projects - DESIGN & CONSTRUCTION\01 - 195 ASHBURY\1. DESIGN\REV\Rev H - DA Set.mxd															



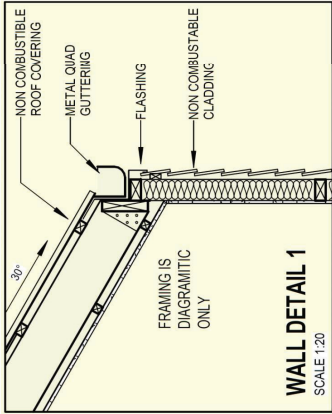
1 LONGITUDINAL SECTION A-A

1 : 100



2 CROSS SECTION B-B

1 : 100



SECTION/SCHEDULES

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ISSUE	AMENDMENT
A	ISSUE CONCEPT (OPTION 2)
B	ISSUE CONCEPT - CLIENT AMENDMENTS
C	ISSUE CONCEPT - HERITAGE AMENDMENTS
D	ISSUE CONCEPT - CLIENT AMENDMENTS
E	ISSUE CONCEPT - CLIENT AMENDMENTS
F	ISSUE CONCEPT - CLIENT AMENDMENTS
G	DA ISSUE
H	DA ISSUE - CLIENT AMENDMENTS

DATE	ISSUE BY	CHECKED
12.02.25	AT	RD
25.03.25	AT	RD
01.04.25	AT	RD
15.04.25	AT	RD
24.04.25	AT	RD
30.04.25	AT	RD
14.05.25	AT	RD
26.05.25	AT	RD

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2606 New Canterbury Road Dulwich Hill NSW 2203
www.homeimpact.com.au
Phone: 02 9559 8942 Fax: 02 9559 8943
ABN: 61 609 075 943 Builders Lic: 290429C

Client: MELISSA WING YUE LI & JACOB FLAX
Location: 195 MILTON ST, ASHBURY 2193
LOT 2 OF DP 547405

JOB NO: 2020-XX
SCALE: 1 : 100@A3




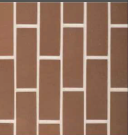

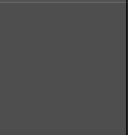
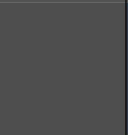
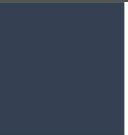
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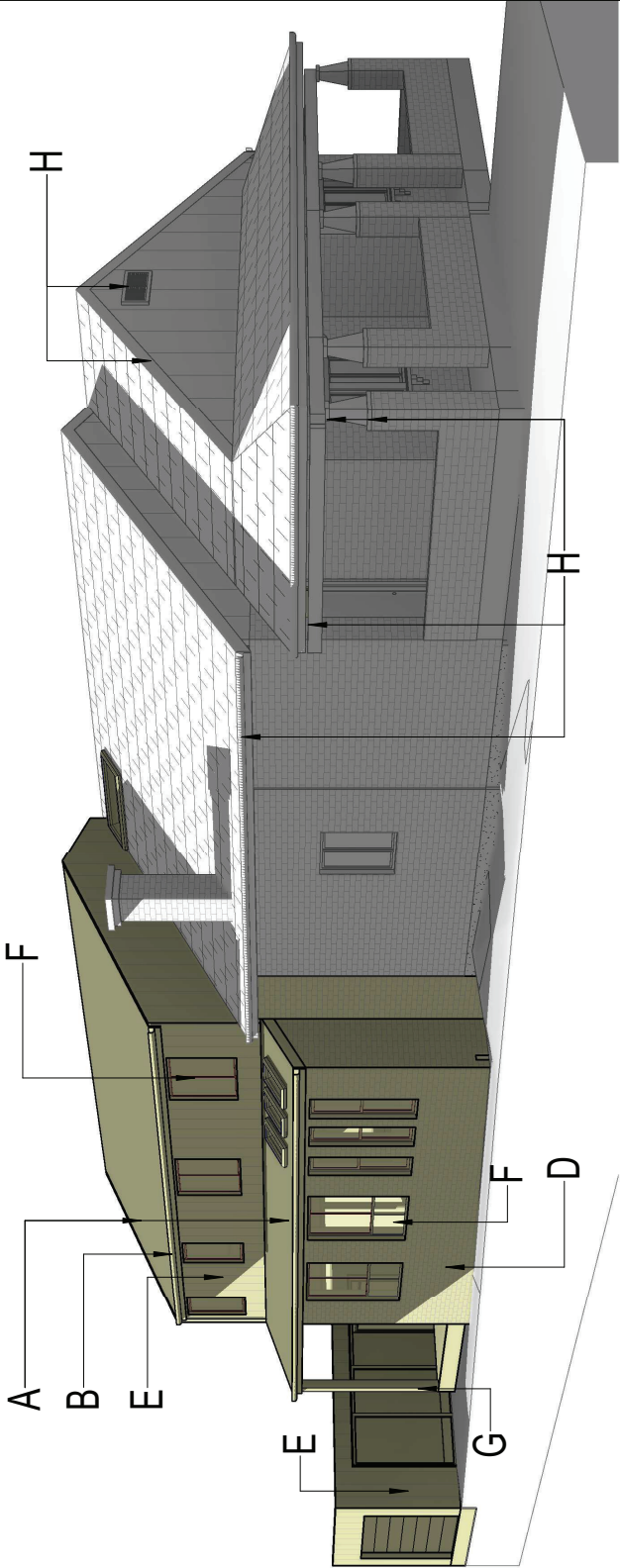
LOCATION: C:\Users\Amanda.Tang\OneDrive - HOME IMPACT\01 Design\01 - Projects - DESIGN & CONSTRUCTION\195 Ashbury\195 Ashbury\Rev H - DA Set.d

PRINTED: 28/05/2025 4:04:35 PM

STAGE 1 CONCEPT

ISSUE: H Please discard all other plans

ANO.	MATERIAL/COLOR	LOCATION
A		ROOF - MAIN DWELLING & GARAGE
B		GUTTERS
C		FASCIA/ DOWNPIPES
D		BRICK WALL
E		FIRST FLOOR & DETACHED GARAGE WALLS
F		WINDOWS & SLIDING DOORS
G		TIMBER POSTS
H		EXISTING FACADE FEATURES IN FEDERATION GREEN INCLUDING EXPOSED RAFTERS, GUTTERS, FASCIA, DOWNPIPES, TIMBER FEATURE BASE AND HEADER, VENT



MATERIALS & FINISHES SCHEDULE

GENERAL NOTES:										SHEET NO:
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Use figure dimensions only. Do not scale from drawings. Home Impact Pty Ltd cannot guarantee the accuracy of content and is not liable for errors or omissions. Drawings are to be used in accordance with the relevant building codes. All structural, mechanical & hydraulic details are to be confirmed by a qualified surveyor.										
This drawing shall not be used for construction unless endorsed by the Contributor/Author/Instalator for the purpose intended.										
All construction is to comply with all relevant building codes. We warrant, on behalf of the Contributor/Author/Instalator, that the information contained in this drawing is true and correct to the best of our knowledge and belief.										
Details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.										
LOCATION: CULBERT AVENUE, EtnaOne/Avire - HOME IMPACT/OT Design/OT - Projects - DESIGN & CONSTRUCTION/William St, 195, Ashbury/OT DESIGN/VIEW/H-DX, S&M/OT										
ISSUE	AMENDMENT	DATE	ISSUE BY	CHECKED	Client : MELISSA WING YUE LI & JACOB FLAX					SHEET NO: A600
A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD	Location : 195 MIL TON ST, ASHBURY 2193 LOT 2 OF DP 547405					
B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD						
C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD	JOB NO: 2020-XX					
D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD	SCALE: @A3					
E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD	STAGE 1 CONCEPT					
F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD						
G	DA ISSUE	14.05.25	AT	RD						
H	DA ISSUE - CLIENT AMENDMENTS	26.05.25	AT	RD	ISSUE: H Please discard all other plans					
ADN: 61 608 075 843 Builders Lic: 290429C										



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