



LSJ Heritage Planning & Architecture

Lucas Stapleton Johnson & Partners Pty Ltd
The Trust Building, Suite 303, 155 King Street, Sydney NSW 2000
Telephone: 02 9357 4811 Email: mailbox@lsjarchitects.com
ACN: 002 584 189 ABN: 60 763 960 154
Websites: www.lsjarchitects.com www.traditionalaustrianhouses.com
Nominated Architect: Ian Stapleton (Reg.4032)

Redbraes, 47 Valetta Street, Moss Vale, NSW

Construction of Four Detached Outbuildings, comprising a Glass House, Billiards Room and Two Sheds and Associated Landscaping Works.

STATEMENT OF ENVIRONMENT EFFECTS

Prepared for: Mr. I and Ms. M Stapleton

Issued: 4th May 2021

Introduction

This *Statement of Environmental Effects* (SOEE) provides an analysis of a proposal to make alterations and additions to Redbraes, 47 Valetta Street, Moss Vale.

This report was prepared by Jessica Kroese of this office with review by Ian Stapleton (see attached CV). The site was inspected by Ian Stapleton on the 21st of December 2021 and the 5th of February 2021.

Redbraes, 47 Valetta Street, Moss Vale is included as a heritage item on Schedule 5 of the *Wingecarribee Local Environmental Plan 2010* as “Redbraes” house and garden (item no. I405). The place is also located within the *Valetta Street Conservation Area* (C1840).

A separate *Heritage Impact Statement* has been prepared covering heritage aspects for the proposal.

Description

Locality

The subject property is a single storey brick bungalow set within an extensive garden area. The property is located on the western side of Valetta Street, within the local government area of Wingecarribee Shire. The entire north-eastern boundary of the property is screened by a well-established windbreak of dense cypress pines.

The dwelling at the property is a 1890s single storey brick house with slate roof, and verandahs to the north, east and west elevations. Most of the southern wing of the house was added in c1920, and a second storey over some of this in c1980. The house is accessed via an existing loop driveway from Valetta Street. One small shed and one carport is located along the south-eastern boundary of the property, and another carport is located north of the existing house. A pool is located near the north-western boundary of the property, and a tennis court along the north-eastern frontage, concealed from Valetta Street by trees.

The real property definition of 47 Valetta Street is Lot 106 DP 1248696.

Present and Previous Uses.

The subject property was originally built as a residence in c1894 and continues to be used as such. The land was subdivided into three allotments in 2015.

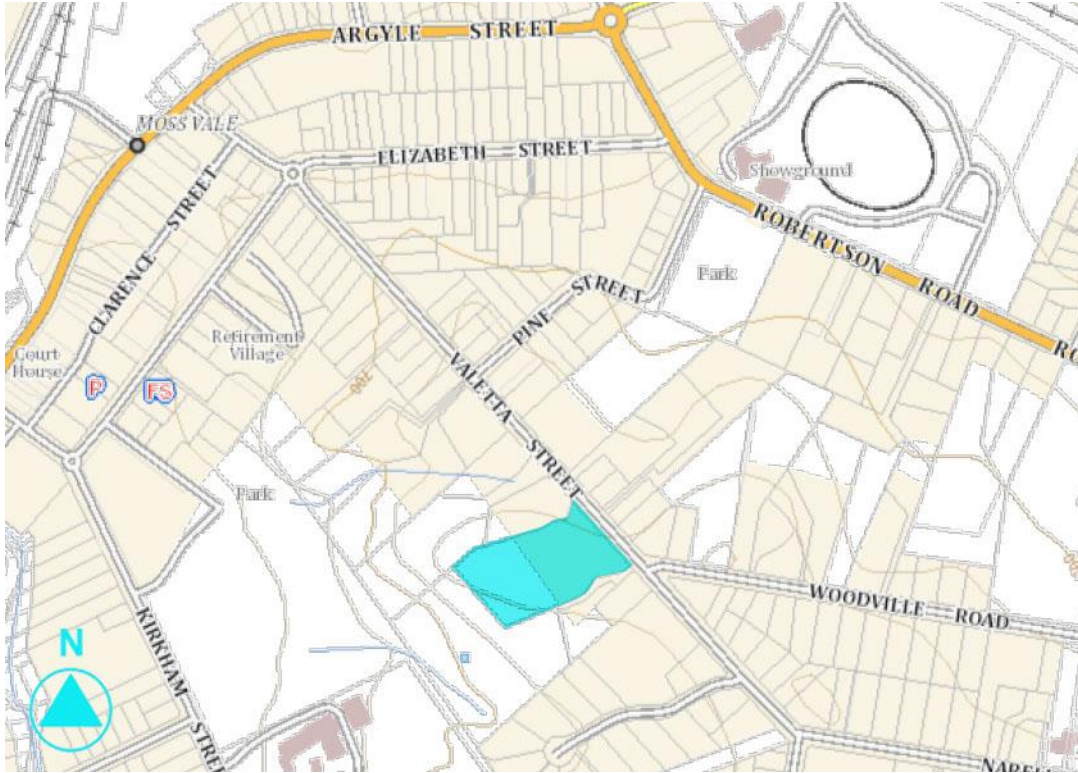


Figure 1: Map of the locality showing the location of the subject property (in blue). Source: SIXMaps.



Figure 2: Aerial view of the subject property pre 2015 showing the legal allotment boundaries (outlined in blue). The real property definition is Lot 106 DP 1248696. Source: SIXMaps. Note: the tree planting and shed shown to the south of the lot were removed for the c2015 subdivisions.

Recent Photographs



Figure 3: Existing carport near southern boundary of the property, proposed to be demolished. The south wing of the house is on the right.



Figure 4: View of the property from the south-west. The location of the proposed new sheds and greenhouse is behind the tree to the right (to be retained).



Figure 5: View of the existing southern garden area, looking towards southern wing of existing house.



Figure 6: 4 trees within the row of 6 trees to be removed near to the southern boundary.



Figure 7: Existing small block shed near southern boundary to be demolished, as well as two trees to either side of the shed.



Figure 8: View of approach to house up driveway, with existing carport and proposed location of the Billiards Room visible to the north of the house.



Figure 9: Eastern elevation of southern wing. The existing carport and proposed location of the Billiards Room can be seen at the far right.



Figure 10: View of existing carport north of house, to be demolished and the proposed Billiards Room to be constructed on the existing slab.



Figure 11: View of existing carport and small shed to southern side of property, looking south.

The Proposal

Documents Describing the Proposal

The proposed works are described in the following documents:

- Drawings by Lucas Stapleton Johnson & Partners:
 - 5/B –Landscape Plan Showing Locations and Tree Removal, dated 22nd February 2021;
 - 6/F – Alts and Adds – Part Site Plan Showing Stormwater, dated 6th March 2021;
 - 7/C – Alts and Adds – Elevations of Proposed Shed no. 1, dated 8th March 2021;
 - 8/D– Alts and Adds – Elevations of Proposed Shed no. 2, dated 10th March 2021;
 - 9/A – Alts and Adds – Proposed New Domestic Glass House, dated 18th February 2021;
 - 10/C – Alts and Adds – Proposed Billiards Room, dated 24th February 2021;
- Site Plan and Survey, prepared by Hill and Blume, dated 5th February 2021.
- Heritage Impact Statement, by Lucas Stapleton Johnson & Partners and 4th May 2021;
- Materials and Colours Schedule, dated 29th April 2021;
- External Paint Colour Chips, dated 29th April 2021.
- Arboricultural Impact Assessment Report, prepared by Glenyss Laws, dated 28th April 2021.

Summary of Proposal

In brief, the proposal includes:

- Demolition of existing small shed and carport near southern boundary, and carport to north of existing house;
- Removal of 8 cypress trees along southern boundary;
- Flattening of existing mound recently formed along part of southern boundary and regrading to form level area for proposed glasshouse and garden area;
- New hedge along a portion of the southern boundary;
- Construction of two larger sheds in approximate same location to existing small shed and carport near southern boundary;
- Construction of domestic glass house within existing garden adjacent to southern boundary;
- Construction of new Billiards Room over retained concrete slab of demolished carport north of existing house;
- Construction of two new 20,000L above ground tanks near southern boundary, beyond the proposed glass house.

Planning Controls

The primary Wingecarribee Shire Council planning controls relating to the site are as follows;

- *Wingecarribee Local Environment Plan (LEP) 2010*
- *Moss Vale Development Control Plan (DCP) 2010*

Planning Issues to be Considered

Pursuant to Section 4.15 of the Environmental Planning & Assessment Act (EP&A Act) 1979, the following sections assess compliance of the proposal with the planning instruments applicable to the site pursuant to the relevant matters for consideration.

Wingecarribee Local Environment Plan (LEP) 2010

The *Wingecarribee LEP* 2011 identifies the following relevant objectives and development controls in regard to the proposed works.

Cl. 2.3 Zone Objective and Land Use Table

The subject property is Zoned R2 – Low Density Residential. Dwelling houses are permitted in this zone. The proposed works are associated with the continued use of the place as a residence and therefore comply with the requirements of this clause.

Cl. 5.10 Heritage Conservation

Redbraes, 47 Valetta Street, Moss Vale is included as a heritage item on Schedule 5 of the *Wingecarribee Local Environmental Plan* 2010 as “Redbraes” house and garden (item no. I405). The place is also located within the *Valetta Street Conservation Area* (C1840).

Refer to the separate *Heritage Impact Statement* accompanying this submission for discussion of heritage considerations in relation to the proposal.

Cl. 7.3 Earthworks

As per Cl. 7.3 of the *Wingecarribee LEP* 2011:

- 2) *Development consent is required for earthworks unless—*
- a) *the work does not alter the ground level (existing) by more than 600 millimetres, or*
 - b) *the work is exempt development under this Plan or another applicable environmental planning instrument, or*
 - c) *the work is ancillary to other development for which development consent has been granted.*

Any earthworks required as part of the proposal relate to the partial levelling of the topography along the southern side of the property in order to accommodate the new sheds and glass house, which is considered to be ancillary to development requiring consent. The excavation or earthworks are to be undertaken as part of the current proposal and accordingly do not require consent under this clause.

Cl. 7.4 Natural Resources Sensitivity – biodiversity and Cl. 7.5 Natural Resources Sensitivity - water

The subject property is not identified being located in an area of natural resources sensitivity on the *Natural Resources Sensitivity Map –Sheet NRS_007*. As such, the provisions of these clauses do not apply.

Cl. 7.9 Flood Planning

The subject property is not identified being located in a flood planning area on the *Flood Planning Map Sheet FLD_007F*. As such, the provisions of this clause do not apply.

Moss Vale Township Development Control Plan (DCP) 2010

The *Moss Vale Township DCP* 2010 identifies the following relevant design objectives and controls to be considered:

DCP Control		Comment
Part A: All Land		
Section 6: Vegetation Management and Landscaping		
6.1 Preservation of Trees and Other Vegetation		
<p>An Arboricultural Impact Assessment Report has been prepared by Glenyss Laws, consulting Arborist and which provides an assessment of eighteen existing trees within proximity of the proposed works. The report identifies trees as being of 'high retention', 'less critical for retention', or 'low retention' value. All trees proposed to be removed are identified as being 'less critical for retention.' All remaining trees assessed within the report to be retained have been identified as being 'less critical for retention' or of low retention value. There are many additional trees also located within the allotment and which are not affected by the proposal.</p> <p>No trees assessed form part of an ecological community listed as vulnerable, endangered or critically endangered under <i>the NSW Biodiversity Conservation Act</i> 2016.</p> <p>Refer to the Arboricultural Impact Assessment Report accompanying this application for further details.</p>		
6.2 Private Landscaped Open Space		
(a)	A Landscape Plan, prepared by a person who is, in the opinion of Council, suitably qualified to prepare such a plan, indicating the location of proposed plantings and the botanical names of proposed plant species. The level of detail required will be determined by the type of development and size of the allotment.	Drawing 5/A identifies eight trees proposed to be demolished. A Landscape Plan is not considered necessary given the extent of landscaped area within the allotment, and relatively minor work proposed. Refer to 7.2 (b) below.
(b)	Notwithstanding subclause (a) above, unless the development affects an Item of Heritage, is within the vicinity of an Item of Heritage, or is within a Heritage Conservation Area, a Landscape Plan will not be required for private landscaping associated with detached dwelling development, however such landscaping should seek to meet the objectives of A5.2.1 above.	The species of the proposed hedge is to be an Italian cypress (<i>Cupressus Sempervirens</i>), and is one commonly used for hedges. It is proposed to maintain the height of the hedge to 2.4 metres.
(c)	Landscape plantings will not overshadow neighbouring properties or block solar access.	The proposal involves the planting of a new hedge along the southern boundary, with a maximum height of 2.4 metres above ground level at the boundary line. A development at no. 74B Valetta Street is

DCP Control		Comment
		<p>located directly south of the subject property. It is located 24 metres from shed no. 2, and a further distance from the Glass House and Shed no. 1. The northern walls of this house will already be largely shaded by a proposed verandah on that house.</p> <p>Given that the proposed hedge will be located directly north of the neighbouring development, overshadowing will be minimal as the sun will be at its highest point in the day when the shadows are fully towards the property.</p>
(e)	All plantings are sufficiently advanced to provide an immediate landscaping effect.	The landscaping at the property is already well established and the proposed new hedge will be similarly established. No other new planting is proposed.
(f)	Provision is made to ensure that adequate landscape management systems are available to ensure that plantings can be properly maintained to allow them to not just survive, but flourish.	The glass house and sheds are being proposed in order to facilitate the development of the presently underdeveloped garden area at the south side of the property. A new drip watering system is also proposed to be installed.

Section 7: Subdivision, Demolition, Siting and Design

7.2 Demolition

(a)	No demolition may occur on property which is an Item of Heritage, or is located within a Heritage Conservation Area, without the consent of Council.	<p>Two carports and a shed located on the property are proposed to be demolished. These do not form part of the significance of the property, being later additions constructed in c1980. See (b) below for further discussion regarding trees.</p> <p>In addition, these items are not visible from the street and do not contribute to the streetscape.</p>
(b)	<p>An application for such demolition shall be accompanied by a Landscape Plan, prepared by someone considered by Council to be suitably qualified for such a task, which:</p> <p>(i) maps and identifies the plantings of any private open space on the development site.</p> <p>(ii) Identifies the heritage significance of each planting.</p> <p>(iii) Indicates which, if any, plantings may be removed from the garden without any adverse impact on the heritage significance of the garden.</p> <p>(iv) Indicates the extent to which any environmental weeds form an integral part</p>	<p>This firm is qualified to assess landscape proposals, including those at heritage items.</p> <p>Eight cypress pine trees located near to the southern boundary of the property are proposed to be removed. Six of these appear to have been planted as a windbreak.</p> <p>A large number of trees along the southern boundary were removed when the property was subdivided in 2015. This has significantly changed the character of the area, and further removal will be of little consequence. A replacement boundary hedge is also proposed.</p> <p>The trees adjacent to the southern boundary do not correspond to the original boundaries of the property and do not form part of the significance of the place (refer to the Heritage Impact Statement accompanying this submission for</p>

DCP Control		Comment
	of the heritage value of the property. (v) Offers potential alternative plantings to replace environmental weeds which are not considered an integral part of the heritage value of the property.	further discussion). The great majority of trees at the property are proposed to be retained. Refer also to 6.1 and 6.2(a) and (b) above.
Section 9: Construction Standards and Procedures		
9.12 Waste Management and Disposal		
(a)	A Waste Management Plan is required for all demolition works and /or construction works (with a value greater than \$50,000).	Refer to the Waste Management Plan accompanying this submission, and which addresses the requirements of this clause.
Part C: Residential Zoned Land		
Section 5: Ancillary Development		
<p>As per C5.3 of the <i>Moss Vale Township DCP 2010</i> a “habitable room” is defined under the Building Code of Australia as:</p> <p><i>a room used for normal domestic activities, and—</i></p> <p><i>a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but</i></p> <p><i>b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.</i></p> <p>As such, the proposed two sheds and domestic glass house are buildings containing non-habitable uses and the provisions of C5.2 apply. The proposed Billiards Room has not been considered against these provisions. Conversely, the proposed Billiards Room is a detached ancillary building that contains habitable room usages and as such, the provisions of C5.3 apply.</p>		
C5.2: Garages, carports and other detached buildings containing non-habitable usages		
(a)	The use of non-habitable buildings for residential purposes shall be prohibited.	The proposed glass house and two sheds will be used for garden maintenance, recreation, and domestic storage purposes and will not be used as residences.
(b)	<p>The combined floor area of all non-habitable buildings or non-habitable portions of buildings is limited to:</p> <p>(i) 120 m² for lots up to 2,000 m²,</p> <p>(ii) 150 m² for lots up to 4,000 m².</p> <p>(iii) For lots above 4,000m², a merit assessment will apply.</p>	<p>The combined floor area of non-habitable buildings, comprising the proposed two sheds and glass house is 196.06m² (including verandahs).</p> <p>The subject property has a total area of 1.401Ha (14,010m²). As such, there is no prescribed maximum combined floor area required by this control.</p> <p>Regardless, the total floor area of non-habitable buildings is negligible relative to the whole of the allotment, representing 1.4% of the total site area.</p>
(c)	Buildings may be required to be broken down into separate buildings to minimise	The proposal involves the construction of two sheds and a domestic glass house. These

DCP Control		Comment
	impacts of bulk and scale.	structures are broken down to a small scale and minimal and replace an existing carport and an existing small shed in a similar location.
(d)	The maximum height of any non-residential building shall be determined by Council staff with reference to the objectives of the zone, the location of the proposed development and any relevant environmental and amenity considerations.	<p>The proposed sheds and glass house are single storey structures with a gable roof form, with a maximum height of 4.4 metres, while the proposed eaves height is 3 metres (refer to proposed RLs shown on drawings).</p> <p>The buildings are set back from the boundaries by more than the minimum required.</p>
(e)	The materials used shall be nonreflective. Zinalume is not permissible.	<p>The proposed sheds are to be light-weight timber or metal framed structures with fibre cement or timber cladding, and a painted corrugated metal Colorbond roofing.</p> <p>The proposed glass house will comprise timber of metal framed glazing. A canvas blind system over the gable roof will help minimise reflectivity.</p> <p>Unpainted zinalume is not proposed to be used.</p>
(f)	The structure shall not be used at any time for residential, industrial, or commercial purposes, or used for the storage of goods associated with industrial or commercial undertakings.	See (a) above. The structures are being proposed for garden maintenance and private recreational use.
(h)	<p>Side setbacks of new development will be generally consistent with those of existing development in the immediate adjacent context.</p> <p>External walls will generally be required to be located a minimum of 600mm from side and rear boundaries. Buildings may be located closer if the external walls are constructed of brick or similar material that does not require maintenance and also the proposed location does not decrease the amenity to neighbouring properties.</p>	<p>Shed no. 1 is located 1.2 metres from the southern boundary of the property.</p> <p>Shed no. 2 is located 2. 4 metres from the southern boundary of the property.</p> <p>The proposed glass house is located well away from the property boundary.</p> <p>As such, all proposed non-habitable ancillary buildings <u>comply with the requirements of this control</u>.</p>
(i)	The provisions relating to front building line setback, solar access and privacy for dwelling houses and medium density in this DCP equally apply to detached ancillary buildings.	<p>The proposed two sheds and glass house are located well away front building line, behind the existing house.</p> <p>Objective (g) of C2.4.2 provides that:</p> <p><i>The height, scale and style of development shall:</i></p> <p><i>(g) Ensure that the visual and acoustic privacy of adjoining dwellings are protected.</i></p> <p>The proposed ancillary structures are to be used for storage and utility and will be sporadically used. The considerable distance between the proposed development and southern boundary will assist in acoustic privacy. Any views south from the proposed glass house and Shed no. 2</p>

DCP Control		Comment
		<p>will be blocked by the proposed plantings. Shed no. 1 sits forward of the proposed neighbouring development and only overlooks a driveway.</p> <p>Objective (d) of C2.5.1. provides that: <i>all proposed dwellings on the site, are to:</i> <i>(d) Ensure that no dwelling will adversely impact on the solar access of existing neighbouring dwellings.</i></p> <p>While not dwellings, the proposed ancillary structures are small, single storey structures. The proposed greenhouse is located well away from the side boundary and will not impact solar access to the neighbouring property. Similarly, Shed no. 1 is set well forward of the proposed neighbouring development.</p> <p>Shed no. 2 is located directly north of the proposed neighbouring development. However, it is located 24 metres from the gutter line of the verandah of the proposed house. As noted in 6.2 (c) above, any overshadowing is unlikely due to the angle of the sun at noon.</p>
C5.3 Detached ancillary buildings that contain habitable room usages		
(a)	Buildings are to have a maximum height no greater than that of the principal dwelling.	The proposed Billiards Room is a single storey structure with clerestorey roof with a maximum height of 6.2 metres. This is lower than the maximum height of the single storey northern wing of the existing principal dwelling, being approximately 8 metres.
(b)	The structure shall not be used at any time for industrial or commercial purposes, or used for the storage of goods associated with industrial or commercial undertakings.	The structure is proposed to be used as a Billiards Room for private recreational purposes and will not be used for industrial or commercial purposes.
(d)	<p>Side setbacks of new development will be generally consistent with those of existing development in the immediate adjacent context.</p> <p>External walls will generally be required to be located a minimum of 1000mm from side boundaries. The eaves and gutters are to be located a minimum of 675mm from outside edge to the boundary.</p>	The proposed Billiards Room is located well away from the property boundaries.
(e)	The provisions relating to front building line and rear boundary setbacks, solar access and privacy set out in this DCP also apply to all detached ancillary buildings.	The proposed Billiards Room is located well away from the boundaries to the property.
(f)	The fixtures permitted in a detached habitable building are limited to a shower	A water closet with basin is proposed within the proposed Billiards Room. This will also serve the

DCP Control	Comment
	nearby pool and barbeque area. No kitchen, cooking facilities or laundry fixtures are proposed to be installed.
(g) The materials used shall be nonreflective. Zinalume is not permissible.	The proposed Billiards Room is proposed to be a lightweight timber framed structure, with rusticated weatherboard wall cladding and a painted corrugated metal roof. It also will be of a colour scheme to match the existing house. Unpainted zinalume is not proposed to be used.

Environmental Effects

Effect on the Landscape, Streetscape or Scenic Quality of the Locality

The proposed ancillary buildings are broken up, small-scale structures, and will not be visible from the street due to the well-established windbreak along Valetta Road, as well as other intervening site features and the house. The proposed trees to be removed are located near to the southern boundary are remnants of the pre-2015 plantings in that area, and are not visible from the street. Refer to the Heritage Impact Statement accompanying this submission for further discussion regarding this matter.

Traffic, Car Access & Parking

The proposal involves the demolition of two existing carports. Two new undercover carparking spaces are proposed within Shed no. 1, which will be accessible via an existing driveway. Access arrangements to the property are not proposed to be changed by the proposal.

Waste Disposal Management

Ongoing waste management at the property will continue as existing, including weekly general and recycling/green waste collection by Council. The proposal will not result in any increased waste production.

See also separate Waste Management Plan, which forms part of this submission.

Drainage, Stormwater & Sewerage Disposal

The proposed ancillary buildings are broken down, small scale structures that are to be sited in the approximate location of the existing carport and small shed which are proposed to be demolished. A new stormwater collection system to this area is proposed. One new WC is proposed to the Billiards Room, to be used by the residents of the house. It will be connected to the existing sewerage system at the property. As such, the proposed works will not result in any significant additional load to existing public stormwater or sewerage disposal systems.

Privacy, Daylight, Views, Overshadowing

Refer to 6.2(c) and C5.2(i) above.

BASIX

A BASIX certificate is required when alterations and additions are made for the following purposes:

- *to alter, enlarge or extend an existing BASIX-affected building;*
- *for a swimming pool or spa, or combination of swimming pools and spas, that serve only one dwelling.*

The proposal involves the construction of four detached ancillary structures. Alteration, enlargement, or extension of the existing BASIX affected building on the site is not proposed. A swimming pool or spa is also not proposed. As such, a BASIX certificate is not required.

Conclusion

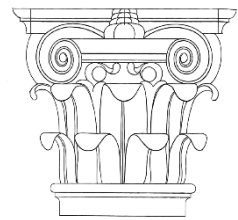
Considering the above, the proposal will have, in our view, negligible adverse environmental effects on the property and the house and its vicinity and **should be approved** by the consent authority having jurisdiction over it.



Jessica Kroese
Lucas Stapleton Johnson & Partners Pty Ltd
LSJ Heritage Planning & Architecture
Encls. CV IS

Ian Stapleton, B.Sc.(Arch.), B.Arch., Grad.Dip.Env.Law, F.R.A.I.A.
Registered Architect No. 4032 Nominated Architect
Sean Johnson, B.A., Dip.Arch., M.Sc.(Arch.Cons.), R.A.I.A.
Registered Architect No. 4728
Associate:
Kate Denny, B.A., M.Herit. Cons.

**LUCAS
STAPLETON
JOHNSON**



LSJ Heritage Planning & Architecture

CURRICULUM VITAE

IAN STAPLETON

Nominated Architect for Lucas Stapleton Johnson & Partners Pty Ltd

B.Sc.(Arch.), B.Arch., Grad. Dip. Env. Law, Sydney, F.R.A.I.A.

Born: Orange, New South Wales, 1951

Educated : Wolaroi College (now Kinross), Orange, NSW (Dux of School, 1969)
University of Sydney graduating:
B.Sc.(Arch.) with 1st class honours in 1974
B.Arch. with 1st class honours in 1976
Grad. Dip. Env. Law in 2007

Personal Awards include:

Arthur Baldwin Memorial Prize (Australian architectural history), 1973

Board of Architects Prize, 1975

RAIA (NSW) Adrian Ashton Award for Architectural Journalism, 1983

National Trust of Australia (NSW), Voluntary Service Medallion, 2001

Employment History:

Employed in Sydney in Government Architect's Office 1976-77

Employed by Fisher Lucas, Architects 1977 - 1981, Associate Partner 1979

Associate Partner Clive Lucas Pty Ltd 1981 - 1983

Director Clive Lucas & Partners Pty Ltd 1983 - 1988

Director Clive Lucas, Stapleton & Partners Pty Ltd April 1988 to June 2016

Director Lucas Stapleton Johnson & Partners Pty Ltd July 2016 to date

Registrations & Memberships:

Registered as an architect in NSW 16th October 1979 and enrolled in the Division of Chartered Architects on 1st December 1983, Reg. No.4032

Registered as an architect in Tasmania and Victoria, Reg. No. 4219

Registered as an architect in Queensland, Reg. No. 4109

Fellow of the Royal Australian Institute of Architects, member No.646

Life Member of National Trust of Australia (NSW)

Member of Australia ICOMOS

Architectural conservation projects include:

- Glenlee House, Menangle Park, NSW (1823)
- Housing at Woolloomooloo, Sydney (1850s-1910s)
- Willandra, Ryde, Sydney (1840s)
- Junior Medical Officer's House, Port Arthur, Tasmania (1840s)
- Pitt Street (Congregational) Church, Sydney (1841)
- Victoria Barracks, Paddington (1840s-1920s)
- Commandant's Hs., Port Arthur, Tas. (1830s-60s)
- Boronia Restaurant, Mosman, Sydney (1886)
- The Hermitage, The Oaks, NSW (1841)
- Kirribilli House, Sydney (1856), Stage I
- Her Majesty's Theatre, Ballarat, Victoria (1874-1905)

RAIA Merit Award 1979

RAIA Merit Award 1980

RAIA Merit Award 1981

RAIA Merit Award & L.

Macquarie Award 1983

RAIA Merit Award 1984

RAIA Merit Award 1985

RAIA Merit Award 1986

RAIA Merit Award 1987

- Minter Ellison Building (old MLC Building), Sydney (1938) (foyers)	BOMA Certificate of Merit Award, 1991
- The Edward Winter House, Telopea, Sydney (Walter Griffin, 1935)	
- Blackdown Homestead, Bathurst, NSW (1823)	
- The Swan Brewery, Perth, WA (1879) (quality control)	
- The Merchant's House, The Rocks, Sydney (1848)	
- The Palmhouse, Royal Botanic Gardens, Sydney (1912)	
- Sydney GPO, No.1 Martin Place, Sydney (from 1864)	State MBA Award, Entertainment/Hospitality, 2000; PCA (NSW) Rider Hunt Award 2001; API Development & Heritage Awards, 2001
- Wyoming, Balmain, Sydney (1881)	
- Woolloomooloo Finger Wharf, Sydney (1911-15)	Waterfront Centre USA, Annual Top Honor, Excellence on the Waterfront, 2000; State MBA, Excellence in Construction Award, 2001
- Macleay Museum, Sydney (1887) (exterior works)	
- St. John's, Darlinghurst (1858 & 1886) (stone spire conservation)	National Trust of Australia (NSW) Heritage Award, 2002
- Wesley College, University of Sydney (1916), fire safety works	
- The Women's College, University of Sydney (1892, John Sulman)	
- Walsh Bay Redevelopment (1900-1920)	RAIA Lloyd Rees Award, 2005 RAIA Walter Burley Griffin Award, 2005
- Four historic glasshouses, Royal Botanic Gardens, Sydney (1898 – 1908)	
- Muritai, Cremorne, Sydney (1909, Waterhouse and Lake)	
- Redstone (Winter House), Dundas, Sydney (1935, Walter Griffin)	
- The Briars, Woolstonecraft (1914, Donald Esplin)	
- Vet Round House, University of Sydney (1920, Leslie Wilkinson)	National Trust of Australia (NSW) Conservation Award, 2012
- Restoration and rejuvenation of Sir Donald Bradman's Boyhood Home, Bowral NSW (1890)	National Trust of Australia (NSW) Joint Top Conservation Award, 2013 Wingecarribee Shire Council Heritage Award (Overall Winner), 2013
- Bronte House (c.1845, Mortimer Lewis)	AIA Architecture Award (Conservation), 2015
- Restoration Waverley Cemetery gates	National Trust of Australia (NSW), Highly Commended, 2018
- Restoration of Junior School Administration Building, St Catherine's School, Waverley	Waverley Heritage & Design Awards – shared Commendation, 2019
- Restoration of Roseneath, Parramatta (c.1837)	
- Restoration and adaptation of Headingley, Woollahra (1939, Leslie Wilkinson)	
New construction projects include:	
- Bennett Residence, Bayview, NSW (1999)	State and National MBA House of the Year, Open Category, 2000

Currently heritage architect for Figtree House, Hunters Hill (1830s) and Ravensworth, Singleton, NSW (c.1830).

Special Projects/Appointments include:

- Consultant to the Heritage Council of Western Australia for the brokering of the Heritage Agreement for the Swan Brewery, Perth, 1993-4
- Consultant to the NSW Heritage Office for statutory approvals for the Parramatta Rail Link Project, 2003.
- Consultant to Heritage Office of Queensland for Pioneer Council Chambers, Mackay (1935, Harold Brown, architect), 2008 and 2010.
- Reference committee to Sydney City Council for Commonwealth Bank Building (Money Box Bank), Sydney, 2008 and 2010.
- Consultant to University of Sydney for refurbishment of the Fisher Library, 2012-13

Conservation Reports include:

- Mulgoa Valley, NSW
- Victoria Barracks, Sydney
- Kirribilli House, Sydney
- Kingston and Arthur's Vale Historic Area (KAVHA), Norfolk Island
- The Treaty House, Waitangi, New Zealand
- Booloominbah, University of New England, Armidale, NSW
- The Swan Brewery, Perth
- Maatsuyker Island, Barrenjoey, and 15 other Australian light stations
- Bondi Pavilion, Sydney
- Woolloomooloo Finger Wharf, Sydney
- Walsh Bay Redevelopment Area, Sydney
- The Strand Arcade, Sydney
- Macquarie Lighthouse, Sydney (updated 2018)
- Snapper Island, Sydney
- Macleay Museum, University of Sydney
- Rose Cottage, Wilberforce, NSW
- Assessment of 23 contemporary houses in Woollahra Municipal Council area for heritage listing, Fisher Library, University of Sydney
- Cabarita Federation Pavilion, Cabarita, NSW
- University of Sydney, Camperdown and Darlington Campuses
- Many houses in Millers and Dawes Point Village Precinct, Sydney
- Double Island Point, Booby Island and Goods Island Lighthouses, Queensland
- General Post Offices, Sydney and Brisbane (with Kate Denny)
- Ravensworth, Singleton, NSW (with Kate Denny)
- 24 Cranbrook Avenue, Cremorne, NSW (Edwin Orchard, 1919, with Kate Denny)
- Parramatta Opportunity Sites, 2019 (with Kate Denny)

Heritage Impact Statements for alterations include:

- Igloo House, Sydney (1953), Harry Seidler architect
- Brett and Wendy Whiteley House, Sydney (1908)
- Woolloomooloo Finger Wharf (1915)
- Our Lady of Mercy College, Parramatta (from 1840)
- Roseneath, Parramatta (c.1837)
- Norwood, Goulburn (c.1837)

Expert Witness engagements include:

- St. John's, Paddington, Sydney (from 1842), Henry Robertson and David McBeath architects, for South Sydney Council
- Joylen (Lyon & Cottier House), Balmain, Sydney (1880s), for Leichhardt Council
- Strathmore, Cremorne Point, Sydney (1915), Edwin Orchard architect, for North Sydney Council
- Villa Floridiana, Hunters Hill, Sydney (1850s), Jules Joubert, for Hunters Hill Council
- Parklands, Blackheath, NSW (1878), John Pope estate, for Chase Properties

- St Kieran's, Bellevue Hill (1905), Maurice Halligan architect, for Woollahra Municipal Council
- Forrest Hill precinct, Vic, for City of Stonnington, Victoria
- Bidura Metropolitan Remand Centre, Glebe, NSW, Edmund Blacket architect, for City of Sydney Council
- 24 Cranbrook Avenue, Cremorne, NSW (Edwin Orchard architect) for North Sydney Council

Participations and Appointments include:

- 1975-78, tutor in graphic communication, School of Architecture, University of Sydney.
- Since 1980, visiting lecturer at various Sydney schools of architecture and building.
- In June 1980 was participant in UNESCO ICOMOS Historic Quarters Seminar and Training Course in - Czechoslovakia (historic town conservation).
- In July 1985 participated in Attingham Summer School in the U.K. (British country houses).
- In 1988 guest lecturer for UNESCO and ICOMOS at Regional Training Seminar for Cultural Personnel in Asia and the Pacific, Tokyo, Nara and Kyoto, 8 - 21 November 1988.
- In 1992 was conference convenor for Australia ICOMOS, international committee meetings, events and conference: "Whose Cultural Values?", 14-22 November 1992.
- In 1995 was co-organiser of Australia ICOMOS, Workshop on World Heritage Criteria for Associative Cultural Landscapes, 27-29 May 1995.
- In 2000 was conference convenor for the National Trust of Australia (NSW) conference "Adaptive Re-use, Creativity and Continuity", Sydney 9-10 November 2000
- Expert Member, Waverley Council Local Planning Panel, 2013 - to date
- Expert Member, Inner West Council Local Planning Panel, 2014 - to date
- Expert Member, Strathfield Council Local Planning Panel, 2017 - to date
- Expert Member, Lane Cove Council Local Planning Panel, 2108 - to date
- Expert Member, Ryde City Council Local Planning Panel, 2018 - to date
- Expert Member, Parramatta Council Local Planning Panel, 2017 - 2018

Publications include:

Architects of Australia (Bruce Dellit & Emil Sodersten), Macmillan, 1981 (co-author)
The Sydney Morning Herald, Articles on restoration and architecture, 1981 - 1990
How to Restore the Old Aussie House, Flannel Flower Press, Editions: 1983, 1991 & 2008
Colour Schemes for Old Australian Houses, Flannel Flower Press, 1984 (co-author)
More Colour Schemes for Old Australian Houses, Flannel Flower Press, 1993 (co-author)
Australian House Styles, Flannel Flower Press, Editions: 1997 and 2010 (co-author)
The Illustrated Burra Charter, Australia ICOMOS, 1992, co-project manager
New Taxation Incentives in Australia, International Symposium: The Heritage and Social Changes, ICOMOS Bulgaria, October 1996
Australian Lighthouses, Historic Environment, Vol.12, numbers 3 & 4, 1997
Thumbs up for the Finger Wharf, Sydney Morning Herald, 7th August 2000
Recycling Heritage - Or Re-Vitalising, Reflections, October-January 2001
Edwin Roy Orchard, Architect, Rediscovered, Reflections, May-July 2003
Contributions to *Encyclopaedia of Australian Architecture*, Cambridge University Press (4 entries), 2008
Sydney GPO – Ten years on, Architecture Bulletin, November/December 2009
The Veterinary Round House at the University of Sydney, Trust News Australia, August 2013
Restoration of Sir Donald Bradman's Boyhood Home, National Trust Magazine, May-June 2014
Housing a Legend, Inside History, January-February 2014
The Trust's Early Role In Saving Bronte House, National Trust Magazine, August-October 2016

Professional Committee Involvements include:

- Chairman, Historic Buildings Committee of the RAIA (NSW Chapter) 1983 - 1988
- Councillor of the RAIA (NSW Chapter), 1983 - 1988, 1990 - 1994
- Joint researcher/author and co-ordinator of the *List of 20th Century Buildings of Significance* of RAIA (NSW Chapter), 1978 - 1988
- President Australia ICOMOS (International Council on Monuments and Sites), 1992 - 1994, executive committee member 1982 - 1988, 1990 - 1995, Honorary Secretary, 1986 - 1987, Vice President 1994 - 1995
- Member Architects Advisory Committee of the National Trust of Australia (NSW), 1986 - 2008

- Member of the Technical Advisory Group on Materials Conservation of the Heritage Council of NSW, 1983 - 1993
- Member of the National Advisory Committee of the Tax Incentives for Heritage Conservation Scheme (Department of Communications and the Arts), 1995 to 1999
- Member Australia ICOMOS committee to review the *Burra Charter*, 1996 - 1999.
- Member Wingecarribee Shire Council Heritage Advisory Committee, 2011 to date.

December 2019