

LSJ Heritage Planning & Architecture

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Redbraes, 47 Valetta Street, Moss Vale, NSW

Alterations and Additions, including Minor Internal Reconfiguration and Remodelling of Existing First Floor Addition.

STATEMENT OF ENVIRONMENT EFFECTS

Prepared for: Mr. I and Ms. M Stapleton

Issued: 11th May 2021

Introduction

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

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

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 Heritage 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 Council. The allotment is irregular in plan covering an area of 14,010m². Valetta Street is a residential street with generous allotments. Redbraes is one of the largest sites in the locality. The entire north-eastern boundary (fronting Valetta Street) of the property is screened by a well-established windbreak of dense cypress pines, affording the property visual privacy.

The dwelling has three wings: the original main body of the house, a 1890s single storey brick bungalow with slate roof, and verandahs to the north, east and west elevations and containing the principal living areas; a southern wing, containing bedrooms, family room, constructed in c1920 and which has since been substantially altered; and a central area containing kitchen, family rooms, and service areas, with a first floor addition over, constructed at various times. The first floor contains a

rumpus room and storage. The western sides of the southern and central wings were reclad in fibre cement siding and rustic shingles.

The house is accessed via an existing early loop driveway from Valetta Street and is sited towards the eastern side of the allotment. The remainder of the allotment remains largely undeveloped with scattered tress, including some trees running north—south towards the rear of the property. The property also contains a swimming pool located near the north boundary, and a tennis court along the eastern frontage, concealed from Valetta Street by trees. A number of small structures are also located across the property. A separate DA (DA/21/1736) has been submitted covering works relating to the sheds and trees at the property.

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 single residence in c1894 and continues to be used as such. The land was subdivided into three allotments in 2015 resulting in the current allotment configuration. The subdivided land is located to the south and west of the subject property.

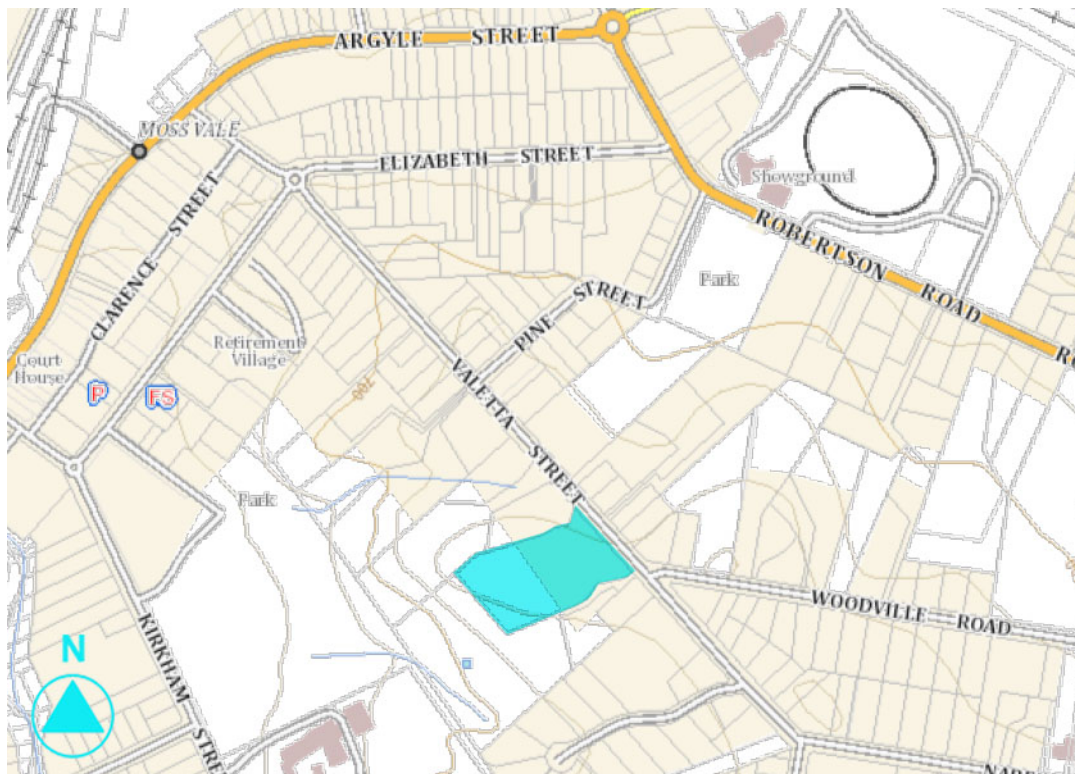


Figure 1: Map of the locality showing the location of the subject property (in blue). Source: SIXMaps.



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: View of western (rear) elevation of existing house with central wing on right.



Figure 4: View of northern (side) elevation of existing house.



Figure 5: View of eastern (front) elevation of existing house. The first floor addition is largely concealed behind the trees to the left.



Figure 6: View of western (rear) elevation of existing house from southwest. The first floor addition and southern wing is largely concealed behind trees.



Figure 7: View of southern (side) elevation of existing house.



Figure 8: Panoramic view of western (rear) elevation showing the west side of southern wing and south side of the central wing, clad in fibre cement siding. The location of the proposed laundry and shower room is indicated in red.



Figure 9: Panoramic view of interior of existing first floor addition (rumpus room).

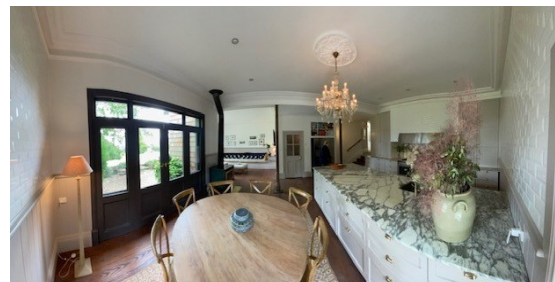


Figure 10: Panoramic view of existing kitchen.



Figure 11: First floor addition from rear (west) side, showing narrow imitation (steel) weatherboard cladding to first floor, and rustic shingles to ground.



Figure 12: Existing stair to first floor addition to be replaced.

The Proposal

Documents Describing the Proposal

The proposed works are described in the following documents:

- Drawings by Lucas Stapleton Johnson & Partners:
 - 25/A – Alts and Adds – As Existing Plans, dated 22nd March 2021;
 - 27/A – Alts and Adds – As Existing: South Elevation, dated 23rd March 2021;
 - 28/B – Alts and Adds – As Existing: West Elevation, dated 6th April 2021;
 - 29/B – Alts and Adds – As Existing: North and East Elevations, dated 23rd March 2021;
 - 30/D – Alts and Adds – Proposed Ground Floor Plan, dated 6th April 2021;
 - 31/C – Alts and Adds – Proposed First Floor Plan, dated 6th April 2021
 - 32/E – Alts and Adds – Proposed West and South Elevation, dated 6th April 2021
 - 33/E – Alts and Adds – Proposed East and North Elevation, dated 7th April 2021
 - 34/C – Alts and Adds – Sections East/West, dated 12th April 2021
 - 35/A – Proposed Alts and Adds – Site Plan, Landscape, Site Analysis and Stormwater Plans, dated 28th April 2021.
- Survey, prepared by Hill and Blume, dated 5th February 2021.
- Heritage Impact Statement, by Lucas Stapleton Johnson & Partners and dated 11th May, 2021.
- Schedule of Materials and Colours, by Lucas Stapleton Johnson & Partners and dated 3rd May, 2021
- External Colour Chips Schedule, by Lucas Stapleton Johnson & Partners and dated 4th May, 2021

Summary of Proposal

In brief, the proposal includes:

- Reconfiguration of central Stair Hall with new WC, storage, reconfiguration of stairs and installation of new lift;
- Reconfiguration of bathroom and pantry (off Hall 2) including removal of internal bathroom and laundry and provision of new pantry, china room, and new stairs to Dining Room;
- Formation of sideboard recess in south wall of Dining Room;
- Restoration of Bay 1 and two windows in main house;
- Conversion of bay window in Family 1 to bay door;
- Addition of new single storey laundry and separate Shower Room to west elevation of South Wing (off Hall 3);
- Minor internal adjustments to door openings, including
 - Reconstruction of swing doors to Hall 2(for looks and heat retention);
 - New pair doors dividing Hall 3 from Hall 4(for heat retention).
- New fixed louvre vents to western side of south wing;
- Fitout existing space in South Wing as Washroom/WC;
- Major rebuilding of first floor rooms above Central Wing, containing Master Bedroom, Studio, Bathroom, Dressing Room, Sewing Room, with new Stair, lift and Balcony (to western elevation)'
- New tank on tank stand adjacent to south-eastern corner of existing house.
- New timber pergola to western side of central wing, off existing Kitchen.

Planning Controls

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

- *Wingecarribee Local Environment Plan (LEP) 2010*
- *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *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 property 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 with consent. The proposed works are associated with the continued use of the place as a residence and alterations and additions to the existing residence, and therefore development consent is required.

Cl. 4.3 Height of Buildings

The subject property is not identified being located in an area identified as falling under the provision of this clause of the *Wingecarribee LEP 2010*, as shown on the *Height of Buildings Map – Sheet HOB_007D*. Therefore, the requirements of Cl. 4.3 do not apply.

Cl. 4.4 Floor Space Ratio

The subject property is not identified being located in an area identified as falling under the provision of this clause of the *Wingecarribee LEP 2010*, as shown on the *Floor Space Ratio – Sheet FSR_007D*. Therefore, the requirements of Cl. 4.4 do not apply.

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. 7.1 Development on Existing Lots in Zones R2, R3, and R5.

The current allotment was created in 2015 after the commencement of the *Wingecarribee LEP 2010* and therefore the requirements of this clause do not apply.

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.*

The majority of works proposed are located within the envelope of the existing house. Minor excavation will be required for the construction of the proposed laundry and shower room to the west elevation of the southern wing, which form part of this proposal. Regardless, the excavation or earthworks will not alter the exiting ground level by more than 600mm. As such, development consent for earthworks is not required 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 (biodiversity or water) 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 as 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.

State Environmental Planning Policy (Sydney Drinking Water Catchment) (SEPP) 2011

The subject property is identified as being located within the Sydney Drinking water catchment, as identified on the *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 – Sydney Drinking Water Catchment Map SDWC_015*.

Under the *Sydney Drinking Water Catchment* SEPP, the consent authority must not grant consent to the carrying out of development on land in the Sydney drinking water catchment unless it is satisfied that the carrying out of the proposed development would have a neutral or beneficial effect on water quality.

The proposal involves standard construction work to an existing residential property. No works proposed should have any impact on water quality in the catchment.

State Environmental Planning Policy (Exempt and Complying Development Codes) (SEPP) 2008

Under *Subdivision 26: Minor Building Alterations (internal)*, development is exempt development if it is not constructed or installed on or in a heritage item or a draft heritage item. Under *Subdivision 27: Minor Building Alterations (external) development* is exempt development specified if it is not constructed or installed on or in a heritage item or a draft heritage item or in a heritage conservation area or a draft heritage conservation area.

As such, the proposed works cannot be undertaken as exempt development.

Under Cl 1.19, to be complying development specified for the *Housing Code, the Inland Code, the Low Rise Housing Diversity Code, the Rural Housing Code or the Greenfield Housing Code*, the development must not be carried out on:

(a) *land within a heritage conservation area or a draft heritage conservation area, unless the development is a detached outbuilding, detached development (other than a detached studio) or swimming pool*

The subject property is located within the *Valetta Street Heritage Conservation Area (C1840)*. As such, the proposed works cannot be undertaken as complying development.

Moss Vale Development Control Plan (DCP) 2010

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

DCP Control		Comment
Part A: All Land		
Section 4: Water Management		
A4.5 Stormwater Management Plan		
	<p>A Stormwater Management Plan report will be required by Council for all development that will result in:</p> <p>a) An increase in the impervious area of the site, or</p> <p>b) A change in the direction of overland flow</p>	<p>The proposal involves the addition of a laundry and shower room to the rear (western) side of the southern wing of the existing house. This will increase the overall roof area marginally by 14m². The proposal will only result in a minimal increase in the impervious area of the site and the stormwater drainage at the property will remain as existing. The size of the allotment is enormous and adequate soft landscaping exists to allow for stormwater drainage absorption. No change in the direction of overland flow is proposed.</p>
Section 6: Vegetation Management and Landscaping		
6.2 Private Landscaped Open Space		
(a)	<p>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.</p>	<p>No landscape works are proposed to the existing garden or paddock areas at the property for this application. The requirements of this control therefore do not apply.</p> <p>Note: A separate DA has been lodged which addresses landscape works (DA/21/1736).</p>
Section 7: Subdivision, Demolition, Siting and Design		
7.2 Demolition		
(a)	<p>No demolition may occur on a property which is an Item of Heritage, or is located within a Heritage Conservation Area, without the consent of Council.</p>	<p>The proposal involves the partial demolition of the existing first floor addition to the property. This addition was constructed in the c1980s and does not form part of the significance of the place. Minor partial demolition of internal walls to much-changed areas of the house is also proposed. Refer to the Heritage Impact Statement accompanying this submission for an assessment of the proposed works in relation to heritage considerations.</p>
Section 9: Construction Standards and Procedures		
9.12 Waste Management and Disposal		
(a)	<p>A Waste Management Plan is required for all demolition works and /or construction works (with a value greater than \$50,000).</p>	<p>Refer to the Waste Management Plan accompanying this submission, and which addresses the requirements of this clause.</p>

DCP Control		Comment
Part C: Residential Zoned Land		
Section 1: Introduction		
C1.6 Building Materials		
1.6.2 Specific controls		
(a)	The use of zincalume is not permitted and galvanised steel may only be used with specific Council consent.	The proposal does not involve the use of Zincalume. The roof of the proposed first floor addition and laundry/shower room addition will be pre-painted metal decking to match the existing roof of the south wing. Refer to the <i>Materials and Colours schedule</i> accompanying this submission.
(b)	A detailed exterior colour scheme must be presented to allow Council to assess the proposed colours against the existing streetscape.	Refer to the <i>Materials and Colours schedule</i> , which details the proposed colour scheme and materials for the proposed works. The existing house is presently barely visible from the street due to a well-established wind break of cypress trees that block all views from the street towards the house. The proposed first floor addition will not be visible from the street. In any case, sympathetic colours are proposed: Dark Red to simulate the brick colour of the house and grey to complement the existing slate roofing. Door leafs, window sashes, and verandah beams and columns are proposed to be cream. This is a traditional colour scheme.
Section 2: Low Density Housing		
C2.4 Development Density and Scale		
C2.4.2 Controls		
(a)	Development shall comply with the standards for maximum development area set out in the following table. The maximum development footprint includes all forms of housing – principal dwelling and dual occupancy or secondary dwelling, as well as non-habitable buildings such as garages and sheds. The minimum open space area shown in the table represents the balance of the site after the maximum building footprint has been applied. Section C2.13 below considers the appropriate treatment of this open space.	The subject property has a total area of 1.401Ha (14,010m ²). Therefore, the minimum area of development footprint is 25% of the site area. The existing footprint of the building is approximately 573.77m ² , or 4.1%. The proposed laundry and shower addition will increase the building footprint by 14m ² , resulting in a total development footprint of 4.2%. The proposal therefore <u>complies</u> with the requirements of this control.

DCP Control		Comment															
	<table> <tr> <th>Area of Total Lot</th><th>Maximum Area of Development Footprint</th><th>Minimum Area of Open Space</th></tr> <tr> <td>Less than 2,000m²</td><td>65% of the site area</td><td>35% of the site area</td></tr> <tr> <td>Less than 2,000m² on a site which is an Item (or Draft Item) of Heritage or located within a Heritage (or Draft Heritage) Conservation Area</td><td>50% of the site area</td><td>50% of the site area</td></tr> <tr> <td>Between 2,000m² and 4,000m²</td><td>50% of the site area</td><td>50% of the site area</td></tr> <tr> <td>Over 4,000m²</td><td>25% of the site area</td><td>75% of the site area</td></tr> </table> <p>Table C2.4 Maximum Site Coverage Standards</p>	Area of Total Lot	Maximum Area of Development Footprint	Minimum Area of Open Space	Less than 2,000m ²	65% of the site area	35% of the site area	Less than 2,000m ² on a site which is an Item (or Draft Item) of Heritage or located within a Heritage (or Draft Heritage) Conservation Area	50% of the site area	50% of the site area	Between 2,000m ² and 4,000m ²	50% of the site area	50% of the site area	Over 4,000m ²	25% of the site area	75% of the site area	
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C2.5 Dwelling Orientation																	
C2.5.2 Specific Controls																	
(b)	The design the main living areas shall open directly on to private open space to permit adequate sunlight and natural light into the dwelling.	Many of the main living areas of the dwelling open directly onto private open space. There are more than adequate existing windows and doors to allow sunlight and natural light into the dwelling.															
(c)	The design of the dwelling shall allow good natural cross ventilation with well-considered placement of windows.	<p>Six new windows and two fixed vents are proposed to the western side of the existing dwelling in addition to the many existing windows that allow for cross ventilation across the house.</p> <p>The proposed laundry and shower room addition to the western elevation of the south wing includes external windows for ventilation.</p> <p>The proposed first floor addition will feature windows to all sides to allow for cross ventilation.</p>															
(d)	New development shall not reduce the solar access currently enjoyed in living areas and 50% of the primary private open space of adjacent dwellings so that they receive less than three (3) hours of direct sunlight on June 21st.	There are no neighbouring properties to the west, and the neighbouring property to the north is over 60m away. The neighbouring property to the south is over 30m away, and as such the proposed works will not affect existing solar access available to adjacent dwellings as any new shadows will not extend over adjacent properties.															
C2.6 Front Setbacks																	
C2.6.2 Specific Controls																	
(a)	Front setbacks of new residential development shall be consistent with those of the dwellings immediately adjacent to the site and to those in the immediate vicinity.	The proposed works are predominantly contained within the existing footprint of the house. No works are proposed to the front (eastern) elevation of the existing house and will result in no change to the front setback of the house. The proposed first floor addition will continue to be set back from the front elevation line as per the existing.															
C2.7 Side Setbacks																	
C2.7.2 Specific Controls																	
(a)	Side setbacks of new development will be generally consistent with those of immediately adjacent existing development.	As C2.6.2 above, the proposed works are predominantly contained within the existing footprint of the house. The proposal involves the construction of a new laundry room and shower room to the rear of the house, and which will result															

DCP Control		Comment								
		in a change to the southern side of the central wing of the existing dwelling. However, it will not result in a decrease to the existing setback, which is very large.								
C2.8 Rear Setbacks										
C2.8.2 Specific Controls										
(a)	Rear setbacks of new development will be generally consistent with those of existing adjacent development.	The proposal involves the construction of a laundry room and shower room to the rear of the existing house but does not extend into the existing rear setback. The proposal also includes the construction of an open pergola off the western side of the Kitchen and which marginally extends into the existing rear setback. Regardless, an ample rear setback is provided, being over 85m.								
(c)	In general, subject to site assessment, Council requires the following rear setbacks:	The existing rear setback of the property is in excess of 15m, being over 85m and therefore <u>complies</u> .								
<table><tr><th>Lot size</th><th>Minimum Required rear setback*</th></tr><tr><td>Less than 900m²</td><td>3.0m - 8.0m depending on building height</td></tr><tr><td>Between 900m² and 1500m²</td><td>5.0m – 12.0 depending on building height</td></tr><tr><td>Over 1500m²</td><td>10m – 15m depending on building height</td></tr></table>		Lot size	Minimum Required rear setback*	Less than 900m²	3.0m - 8.0m depending on building height	Between 900m² and 1500m²	5.0m – 12.0 depending on building height	Over 1500m²	10m – 15m depending on building height	
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C2.9 Building Height										
C2.9.2 Specific Controls										
(a)	The maximum height of a dwelling house shall not exceed two (2) storeys,	<p>The existing dwelling is a single storey house with a first floor addition constructed in the c1980s. It is proposed to extensively remodel the existing first floor addition in the same location, albeit larger.</p> <p>The proposal therefore <u>does</u> meet the requirements of this control. In addition the first floor addition will not result in any impacts on privacy or amenity for neighbouring properties. Refer to (b) below for further discussion.</p>								
(b)	Notwithstanding subclause (a) above, within a Heritage Conservation Area, or Draft Heritage Conservation Area, the maximum height of a dwelling house shall not exceed one (1) storey with additional rooms permissible within the roof spaces of buildings, provided the inclusion of such additional rooms does not result in a roof form that is incompatible with the desired streetscape character.	<p>The subject property is located within the <i>Valetta Street Heritage Conservation Area</i> (C1840). Therefore, the requirements of this clause <u>apply</u>.</p> <p>Redbraes is a historic property, first in the locality and surrounding development has occurred around it. The established streetscape character in Valetta Street is the settlement pattern of houses within large-scale allotments and extensive garden settings. Many houses are largely obscured from view. The subject property is barely visible from Valetta Street due to the dense boundary street plantings.</p> <p>The proposal involves the remodelling of an existing first floor. The works will replace the existing unsympathetic shallow skillion roof form</p>								

DCP Control	Comment
	<p>with a cross gable form which is more in keeping with the historic form of the original house. It is also set back from the east (front) elevation of the house.</p> <p>Regardless, the house is barely visible from the street due to the significant plantings along the front boundary, and as a result does not at present visually contribute significantly to the streetscape. The new works will similarly not be a prominent visual feature within the streetscape.</p> <p>It is considered that the proposal meets the objectives of cl2.4.2 in that it is compatible with the scale, appearance and character of the existing buildings on the site (a) as well as the residential amenity of neighbouring dwellings (e).</p> <p>In addition, the proposal meets the objectives of C2.2: Low density housing. As noted above, the development is of a type, scale, height, bulk and character compatible with existing streetscape characteristics (b). The existing dwelling is located within an extensive landscaped area, and existing privacy and solar access to the subject property and neighbouring properties will be maintained as per objectives (e) and (f).</p> <p>Refer also to the Heritage Impact Statement accompanying this submission for further discussion of the proposal in relation to heritage considerations.</p>
C2.10 Roof Forms	
<p>Roof forms shall reflect those of the existing streetscape. It is noted that modern roofs tend to be pitched at around 22 degrees, which is not sympathetic with older residential forms where roof pitches tend to range from 27.5 - 33 degrees. Accordingly, in Heritage Conservation Areas, or Draft Heritage Conservation Areas, or other areas where older housing predominates, roof pitches should be no less than 27.5 degrees.</p>	<p>The subject property is located within the <i>Valetta Street Heritage Conservation Area</i> (C1840).</p> <p>The proposed first floor addition features a cruciform gable roof with a pitch of 30 degrees.</p> <p>It is of a more sympathetic form than that of the shallower skillion roof of the existing first floor addition it replaces, which, as the policy states is a characteristic modern roof slope.</p>
C2.12 Garaging and Driveways	
<p>No works are proposed to the existing garages and driveways at the property as part of this development application. A separate DA (DA/21/1736) has been lodged which involves works to the present and future garages/carports at the property.</p>	
C2.13 Landscaped Open Space	
<p>The minimum amount of Open Space required on a site, resulting in the maximum area of the development footprint is indicated in the following table:</p>	<p>The subject property has a site area of 14.1Ha (14,010m²).</p> <p>The existing dwelling has an area of 573.77m², which comprises 4.1% of the site area. The</p>

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<table><tr><th>Area of Total Lot</th><th>Minimum Area of Open Space</th><th>Maximum Development Footprint</th></tr><tr><td>Less than 2,000m²</td><td>35% of the site area or 90m2, whichever is the greater.</td><td>65% of the site area</td></tr><tr><td>Less than 2,000m² on a site which is an Item of Heritage or located within a Heritage Conservation Area</td><td>50% of the site area</td><td>50% of the site area</td></tr><tr><td>Between 2,000m² and 4,000m²</td><td>50% of the site area</td><td>50% of the site area</td></tr><tr><td>Over 4,000m²</td><td>75% of the site area</td><td>25% of the site area</td></tr></table> <p>Table C2.13 Minimum Open Space Standards</p>		Area of Total Lot	Minimum Area of Open Space	Maximum Development Footprint	Less than 2,000m²	35% of the site area or 90m2, whichever is the greater.	65% of the site area	Less than 2,000m² on a site which is an Item of Heritage or located within a Heritage Conservation Area	50% of the site area	50% of the site area	Between 2,000m² and 4,000m²	50% of the site area	50% of the site area	Over 4,000m²	75% of the site area	25% of the site area	<p>proposed works will increase the development footprint by 14m², resulting in a total development footprint of 4.2% of the site area.</p> <p>The remaining 95.8% remains as open space (less the floor areas of three ancillary buildings which are minor in area).</p> <p>The proposal therefore <u>complies</u> with the requirements of this control.</p>
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C.2.13.2 Specific Controls																	
(a)	Low density residential development, including additions and alterations to existing dwellings, shall meet the minimum private landscaped open space standards.	Complies. Refer to C2.13 above.															
(b)	A fully documented Landscape Plan prepared by a qualified landscape designer/architect to a minimum scale of 1:100.	<p>No works are proposed to the existing landscaped areas at the property. These provide an appropriate setting for the house. See survey plan accompanying this submission for the configuration of buildings and open spaces.</p> <p>The proposal will continue to provide generous outdoor space sufficient to provide passive and active recreation, create an attractive, landscaped garden area, and support mature vegetation, as per the objectives of C2.13.1.</p> <p>Note: A separate DA (DA/21/1736) is has been lodged which involves minor landscape works. These works do not involve any works immediately adjacent to the existing house.</p>															
(c)	Notwithstanding subclause (b) above, unless the development affects an Item (or Draft Item) of Heritage, is within the vicinity of an Item (or Draft Item) of Heritage, or is within a Heritage (or Draft 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 set out above.	See (b) above.															
(d)	All development, including alterations or additions to existing buildings, on any site which is, or is in the vicinity of, an Item (or Draft item) of Heritage, or is within a Heritage Conservation Area (or Draft Area), shall provide a fully documented Landscape Plan prepared by a qualified landscape designer/architect to a minimum scale of 1:100	See (b) above.															
(e)	The open space provision shall provide	See (b) above. Open space of an area larger than 6m															

DCP Control		Comment
	at least one (1) consolidated area with minimum dimensions of (six) 6 metres in width and depth.	x 6m is readily available within the expansive landscaped area of the property.
(f)	Designated deep soil areas must be a minimum of two (2) metres by two (2) metres as indicated below.	See (b) and (e) above.
(g)	There must be at least one consolidated deep soil area with a minimum dimension of five (5) metres by five (5) metres.	See (b) and (e) above.
Section 20: Conservation Precinct		
Refer to Heritage Impact Statement accompanying this submission for an assessment of the proposal in relation to heritage considerations.		

Environmental Effects

Waste Disposal Management

The property will continue to be used as a single residence. Ongoing waste management at the property will continue as existing, including weekly general and fortnightly 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

No works are proposed to the existing land form of the property by this DA. Stormwater from the southern roofs is proposed to be collected in a new tank for laundry, cistern, and garden use, which all flow to the separately proposed shed stormwater drainage system (DA/21/1736). Stormwater from part of the central and northern wings is to be connected to the existing stormwater system.

The proposal involves the remodelling of the first floor addition. This addition is located within the footprint of the existing building and will not increase the roof area of the existing building. The proposed laundry and shower room addition will increase the building footprint minimally, however will not result in any significant additional stormwater collected. The property has an extensive site capable of absorbing the additional load.

The proposed works also include the construction of a new Shower Room, Powder Room, and Laundry, and will be connected to the existing sewage system at the property. One existing bathroom and existing Laundry are to be removed. The new additions are proposed for use by the existing residents at the place, and as such the proposed works will not result in any significant additional load to existing sewerage disposal systems.

Privacy, Daylight, Views, Overshadowing

The proposed works are largely contained within the existing footprint of the building. The proposed first floor addition is a remodelling of an existing first floor addition, albeit larger, and so any changes to existing privacy, daylight, views and overshadowing will be minimal. Regardless, there are no neighbouring properties to the west, and the neighbouring properties to the north and south are over

60m and 30m away respective. As such, the proposal will have no impact on the privacy, solar access or views of neighbouring properties.

BASIX

A BASIX report has been prepared as part of the proposal. Refer to report accompanying this submission.

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 will remodel the unsympathetic first floor addition, and **should be approved** by the consent authority having jurisdiction over it.

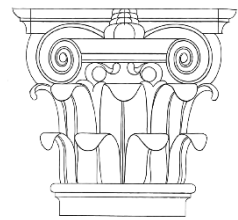


Jessica Kroese
Lucas Stapleton Johnson & Partners Pty Ltd
LSJ Heritage Planning & Architecture

Encls. CV IS, KD

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

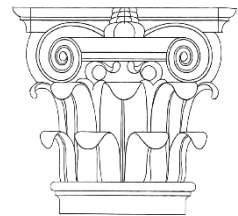
Ian Stapleton, B.Sc.(Arch.), B.Arch., Grad.Dip.Env.Law, F.R.A.I.A.
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Registered Architect No. 4728

Associate:

Kate Denny, B.A., M.Herit. Cons.

**LUCAS
STAPLETON
JOHNSON**



LSJ Heritage Planning & Architecture

CURRICULUM VITAE

KATE DENNY BA, MHerit. Cons. (Hons)

Education: University of Sydney, Masters of Heritage Conservation (Hons.), 2004
University of Sydney, Bachelor of Arts (Anthropology, Art History), 1994

Employment: Lucas Stapleton Johnson & Partners as Heritage Planner since April 2010
Taylor Brammer Landscape Architects as Heritage Assistant 2007 -2010
Conybeare Morrison as Heritage Specialist, 2006
Leichhardt Council as Development Assessment Assistant, 1999-2005

Recent work includes:

Conservation Management Plans

- Thompson Square Conservation Area, Windsor
- Macquarie Lightstation, Vacluse
- Hyde Park Barracks, Sydney
- Sydney General Post Office, Sydney
- Brisbane General Post Office, Sydney
- Roseneath Cottage, Parramatta
- Juniper Hall, Paddington
- No. 1 Fire Station, Castlereagh Street, Sydney
- Woolloomooloo Finger Wharf, Woolloomooloo
- Goods Island Lighthouse, Torres Straits
- Booby Island Lighthouse, Torres Straits
- Double Island Point Lighthouse, Queensland
- Milton Terrace, 1-19 Lower Fort Street, Millers Point
- Major House, 35 Lower Fort Street, Millers Point
- Vernon's Flats, 30-42 Lower Fort Street & 2-4 Trinity Avenue, Millers Point
- Steven's Building, 73 Windmill Street, Millers Point
- (former) Shipwright's Arms Hotel, 75 Windmill Street, Millers Point
- (former) Baby Health Centre, 87 Lower Fort Street, Millers Point
- (former) Hit or Miss Hotel, 69 Windmill Street, Millers Point
- Bronte House, Bronte
- Experiment Farm Cottage, Harris Park
- University of Sydney Grounds (Camperdown and Darlington campuses)
- Mallet Street Campus, University of Sydney
- Blackburn Building, University of Sydney
- Exeter Park and School of Arts Building, Exeter, NSW
- Mining Museum, George Street, The Rocks
- Braemar, Springwood
- Penshurst Street Baby Health Clinic (former), Penshurst
- Cabarita Federation Pavilion, Cabarita Park

- Penshurst Street Baby Health Centre, Penshurst
- Trinity Avenue and Kent Street (various), Millers Point

Heritage Studies and Assessments

- (former) HMAS Platypus, North Sydney
- Penrith Regional Gallery & the Lewers Bequest, Emu Plains
- Hunter Region Rural Homestead Complexes comparative study for the NSW Heritage Office
- Leura Post Office, Leura
- Wayzgoose Café, Leura Mall, Leura
- Our Lady of Mercy College, Parramatta
- Regent Theatre, Mudgee
- (former) Metropolitan Remand Centre, Glebe
- Gap Bluff, Sydney Harbour National Park, Watsons Bay
- Millers Point heritage strategy, Department of Family and Community Services
- Ku-ring-gai Council Review of Potential Heritage Items
- Kirribilli Village and Milson Point Railway Station, Ennis Road, Kirribilli
- Catherine Hill Bay Conservation Area Heritage DCP
- NSW Parliament House, Macquarie Street, Sydney
- Pier One, Walsh Bay
- Willoughby Council Heritage Review
- St Paul's College, University of Sydney
- St Andrew's Anglican Church, Summer Hill
- St Andrew's College, University of Sydney

Interpretation Plans and Strategies

- Queen Mary Building, University of Sydney
- New Law Building, University of Sydney

Heritage Development Work (applications to consent authorities)

- Glenfield, Casula
- Roseneath Cottage, Parramatta
- Telford Lodge (Place), 159 Brougham Street, Kings Cross
- Ennis Road shops and North Sydney Train Station Entry, Kirribilli
- Greenwich Baths, Lane Cove
- Craignairn, Burns Road, Wahroonga
- Craigmyle, Burns Road, Wahroonga
- Queen Mary Building, University of Sydney
- Sydney GPO, Martin Place, Sydney
- Former Police Station, 103 George Street, The Rocks
- St Keirans, Fairfax Road, Bellevue Hill
- Tresco, Elizabeth Bay
- Woolloomooloo Finger Wharf (residential component), Woolloomooloo
- Our Lady of Mercy College, Parramatta
- Blackburn Precinct and Vet Science Precinct, University of Sydney
- Donald Bradman's boyhood home, 52 Shepherd Street, Bowral
- Old AMP Building, Circular Quay
- Adelaide Villa, 48 Botany Street, Bondi Junction
- Lyndoch Place, 2 Barker Road, Strathfield
- Hazelmere, 49 Queen Street, Woollahra
- Lipson, 70 Jersey Road, Woollahra
- 198 Queen Street, Woollahra (former Woollahra Grammar School)
- Lane Cove Council (Heritage Assessment Officer services- ongoing)

Assistance in preparing statements of evidence for NSW Land Environment Court:

- Bidura and (former) Metropolitan Remand Centre, Glebe
- 139 Goods Street, Parramatta
- Lansdowne, 3 Anderson Street, Neutral Bay
- Hazelmere, 49 Queen Street, Woollahra

- Clovelly Hotel, Clovelly
- Banksia, 3 Beach Street, Double Bay

January 2019