

LSJ Heritage Planning & Architecture

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Bleak House, 7 Lawson Street, Mudgee

Alterations and Additions

STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared for: J.Prichard

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Introduction

This *Statement of Environmental Effects* (SOEE) provides an analysis of a proposal to make alterations and additions to Bleak House, 7 Lawson Street, Mudgee.

This report was prepared by Jessica Kroese of this office (see attached CV) with review by Kate Denny. The site was inspected in 2022 by Ian Stapleton, also of this office.

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

Recently some minor works have received approval from council and are currently underway. These include:

- Repair and rectification works to remedy drainage issues and rising damp;
- Replacement of ground floor verandah posts to north, south and west elevations with new timber posts to interpret the original verandah posts located on the east elevation.
- Addition of solar panels to the first floor level verandah roof (east elevation).
- New driveway gates.
- Removal of swimming pool, paved surrounds and fencing.

Description

Bleak House, 7 Lawson Street, Mudgee is located on the eastern side of Lawson Street, within the town of Mudgee and the local government area of the Mid-Western Regional Council. The real property definition of the place is Lot A DP 153641.

The property is a large rectangular allotment fronting Lawson Street to the west. Lawson Street is a lightly trafficked road that runs north-south through the eastern outskirts of the town of Mudgee. To the east of the property lies the Cudgegong River, separated from the subject property by the neighbouring property at No. 2 Market Street.

The property contains the main house, a secondary dwelling, a garage and carports. A semi-circular gravel driveway provides access to the front entry of the house from both the northern and southern

ends of the front boundary, denoted by faux stone gateposts. The property also features large front and rear gardens.

The main house is a fine example of a Colonial style, two-storey, verandahed, house of face brick with a hipped corrugated metal roof. The verandahs to both the ground and first floor levels wrap around all four sides of the building, with fibrous cement sheeting enclosures at both levels to the north-eastern and south-western corners. French doors with timber louvred shutters provide access onto the verandahs on all sides of the house.

The secondary dwelling is a single storey brick structure of later construction (formerly a garage) and is located to the south-east of the main dwelling. It is connected to the rear (east) of the main house by a covered walkway. The garage located to the south and directly in front of the secondary dwelling is connected to the south verandah of the main house by a large carport structure



Figure 1: Map of the locality showing the location of the subject property, in red.
Source: SIXMaps Spatial Viewer



Figure 2: Aerial view of the subject property, showing the legal allotment boundaries in red. The real property definition of Bleak House, 7 Lawson Street is Lot A DP153641. Note that the swimming pool to the east has been demolished following Council approval.
Source: SIXMaps Spatial Viewer

Recent Images of the Place



Figure 3: Western and northern elevations, as viewed from the front garden.



Figure 4: Eastern and southern elevations, as viewed from the rear garden.



Figure 5: Southern verandah, looking east towards existing infill. The proposed walk-in robe and ensuite are proposed to be contained within the existing verandah space along this elevation.



Figure 6: southern verandah, looking east. The proposed kitchen, pantry, and lobby are to be located along this elevation.



Figure 7: Existing secondary dwelling, to the southeast of the main house.



Figure 8: Original window in bathroom to be restored.



Figure 9: Existing bedroom 2. A new door opening is proposed to the left of the fireplace.



Figure 10: Existing bedroom 1. A new door opening is proposed to the left of the fireplace.

Planning Controls

The primary Mid-Western Regional Council planning controls relating to the site are as follows:

- *Mid-Western Local Environment Plan (LEP) 2012*
- *Mid-Western Development Control Plan (DCP) 2013*

The Proposal

The proposed works are described in the following documents:

- Drawings by Callander Constructions, dated 12th December 2022
 - DA-02 – Site Plan
 - DA-03 – Existing Ground Floor Plan
 - DA-04 – Existing First Floor Plan
 - DA-05 – Existing and Demolish Ground Floor Plan
 - DA-06 – Existing and Demolish First Floor Plan
 - DA-07 – Proposed Ground Floor Plan
 - DA-08 – Proposed First Floor Plan
 - DA-09 – West and East Elevations
 - DA-10 – North and South Elevations
 - DA-11 – North and South Sections
 - Bleak House Exterior Visualisation
 - Basix Certificate

Summary of Proposal

In brief, the proposal includes:

Demolition

Ground Floor

- Demolish existing Laundry enclosure in southeast corner of ground floor verandah.
- Demolish existing Bathroom enclosure in northeast corner of ground floor verandah
- Form new opening in south wall of existing Family Room.
- Demolish remainder of chimney breast in south wall of existing Family Room.
- Demolish existing later addition southern carport.
- Remove three later addition verandah posts on south side of ground floor verandah.

First Floor

- Demolish existing Retreat, Ensuite and WIR enclosures in southeast corner of first floor verandah.
- Demolish existing Retreat and Ensuite enclosures in northeast corner of firsts floor verandah
- Remove fittings, internal partitioning and later addition doors to two existing Ensuites.
- Form new openings in south wall of Bedroom 1 and Bedroom 2.

New Works

Ground Floor

- Construct new weatherboard with CGI skillion roof Kitchen enclosure to south side of ground floor verandah with attached lobby, pantry and utility room, with timber post and corrugated metal roof awning over entry steps on south side.
- Reconstruct verandah flooring and underfloor framing (removed as part of rectification works for damp and drainage issues).

First Floor

- Construct new weatherboard enclosure under existing verandah roof to south side of first floor verandah with WIR and two Ensuites, with direct access from Bedroom 1 and Bedroom 2.
- Refit former Ensuites as single Bathroom with new partition wall and reinstate original door to Lobby.
- Remove gyprock panelling to internal face of west wall of new Bathroom to reveal original timber French doors to verandah. Make good French doors.
- Reconstruct north and south walls of new Bathroom to remove former openings.
- Replace missing panels of balustrading with new to match existing.

Secondary Dwelling

- Create new window opening to study and replace garage doors with new timber barn doors.

Generally

- Repaint all external elevations, including new works in Repaint all external elevations, including new works in Deep Bronze Green, York Stone, Bath Stone, Slate, Stonecrop and Olive drab.

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.

Mid-Western Local Environmental Plan (LEP) 2012

The *Mid-Western LEP 2012* identifies the following relevant objectives and development controls in regard to the proposed works.

Clause 2.3 Zone Objectives and Land Use Table

The subject property is **Zoned R3: Medium Density Residential**. Dwelling houses are not identified as permissible with consent under Zone R3. The existing property currently contains a single unattached residence with a detached secondary dwelling and the whole of the property is in use as a private single dwelling. No change is proposed to this existing configuration or use. The existing dwelling was constructed in c.1858 as a single residence.

The objectives for Zone R3 are as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*

Bleak House was constructed for use as a single residence in 1858. Works to the place are being proposed to support the continuing use of the place as a single residence.

- *To provide a variety of housing types within a medium density residential environment.*

Bleak House is an existing two storey single dwelling with a detached secondary dwelling. The principal dwelling was constructed in c.1858, well before existing planning controls. The surrounding area is characterised by predominantly single storey detached dwellings.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Not applicable. Bleak House was constructed in 1858 for use as a single residence. The continuing use of the place in this way is appropriate.

- *To encourage higher-density residential development that is sympathetic to and compatible with the existing character of the Mudgee Heritage Conservation Area.*

Bleak House is a two-storey detached dwelling constructed in c1858 for use as a single residence. The place contributes greatly to the historic character of the Mudgee Heritage Conservation Area in which it is located.

Therefore, the existing property meets the objectives of this zone.

Clause 4.1 Minimum Subdivision Lot Size

The subject property is located within **Area M** as per *Lot Size Map Sheet LSZ_006G*, which allows for a minimum lot size of 600m². The existing allotment has a total area of approximately 2605m² which far exceeds the minimum of 600m².

No subdivision is proposed, and therefore the proposal complies with the requirements of this clause.

Clause 4.3 Height of Buildings

The subject property is located within **Area I** as per *Height of Buildings Map Sheet HOB_006G*, which allows for a maximum building height of 8.5m.

The existing building has a maximum height of 11.1m, which exceeds the maximum building height of 8.5m. Therefore, the existing building does not comply with the requirements of this clause.

The proposed alterations and additions to the existing building are located under the verandah roof at first floor level and below the ceiling of the upper level verandah at ground floor level. The maximum height of the proposed verandah enclosures is 7.4m.

Therefore, the proposed works comply with the requirements of this clause.

Clause 5.10 Heritage Conservation

The subject property is included as a local heritage item on Schedule 5 of the Mid-Western LEC 2012 as “Bleak House”, House and stables” (item No. 188). It is also located within the *Mudgee Heritage Conservation Area (C1)*. Refer to the Heritage Impact Statement accompanying this submission for an assessment of the heritage aspects of the proposal.

Clause 5.21 Flood Planning

The subject property is not located on land identified as a flood planning area as per *Flood Planning Map/Active Street Frontages/Visually Sensitive Land Map Sheet CL1_006G*.

Therefore, the provisions of this clause do not apply.

Clause 6.3 Earthworks

As per Cl. 6.2 (2) of the Mid-Western LEP 2012:

- (2) *Development consent is required for earthworks unless—*
- (a) *the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or*
 - (b) *the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.*

Any earthworks required as part of the proposal relate to footings only for the construction of the ground floor addition, which is to be primarily located within the existing verandah, and the new entry porch, which is considered to be ancillary to development requiring development consent. Any excavation or earthworks to be undertaken as part of the current proposal are minimal to accommodate footings only and do not require consent under this clause.

Clause 6.4 Groundwater Vulnerability

The subject property is located on land identified as being groundwater vulnerable, as per *Groundwater Vulnerability Map Sheet GRV_006*.

As per Cl. 6.4 (3) of the Mid-Western LEP 2012:

- (3) *Before determining a development application for development on land to which this clause applies, the consent authority must consider the following—*

- (a) *the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),*
- (b) *any adverse impacts the development may have on groundwater dependent ecosystems,*
- (c) *the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),*
- (d) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The proposal includes minor excavation to accommodate footings of the proposed ground floor enclosures on the south of the main house. All other works are located within the footprint of the existing building. The existing dwelling is connected to an existing stormwater system and town sewerage, and no septic tank is proposed.

No on-site storage or disposal of solid or liquid waste and chemicals is required.

As such, the proposal will not result in any ground water contamination or adversely impact groundwater dependent ecosystems.

The proposal will not result in any significant adverse environmental impact and therefore the works do not require consent under this clause, as per Cl. 6.4 (4)(a).

Clause 6.5 Terrestrial Biodiversity

The subject property is not located on land identified as being of moderate or high biodiversity sensitivity, as per *Sensitivity Biodiversity Map Sheet BIO_006*.

Therefore, the provisions of this clause do not apply.

Clause 6.10 Visually Sensitive Land Near Mudgee

The subject property is not located on land identified as being visually sensitive land, as per *Flood Planning Map/Active Street Frontages/Visually Sensitive Land Map Sheet CL1_006G*.

Therefore, the provisions of this clause do not apply.

Mid-Western Development Control Plan 2013

The *Mid-Western DCP 2013* identifies the following design objectives and controls to be considered:

Part 1: Introduction

1.11 Sewer Infrastructure

Council does not permit the following types of development over an existing sewer main or easement for sewer;

- *erection of permanent structures,*
- *cut or fill of land,*

- *the planting of trees, or*
- *Concrete structures.*

The proposed works are predominantly confined within the footprint of the existing building, excepting a small projection to the ground floor on the southern side of the building. No works are proposed over any existing sewer mains or easements.

Part 2: Fast Track Development Applications.

The subject property is included as a local heritage item on Schedule 5 of the *Mid-Western LEC 2012* as “Bleak House”, House and stables” (item No. I88). Heritage items are excluded from fast-track provisions. Therefore, a normal development application is required.

Part 3: Discretionary Development Standards

Where a development does not comply with the “fast-track” criteria, a normal development application may be lodged. In this case, justification must be given to the variation from the fast-track criteria by addressing the objectives outlined in the discretionary standards relevant to the particular type of development.

In the below assessment, the discretionary standards have been addressed only when the proposal does not meet the “deemed to satisfy” development standards identified in the DCP.

Deemed to Satisfy Provision	Comment
3.1 Residential Development in Urban Areas (single dwellings and dual-occupancies)	
Building Setbacks	
Street: 10m Side & Rear: 2.5m	The existing main dwelling is set back 30m from the street and 10m to both side boundaries. The existing secondary dwelling to the south-east <u>does not comply</u> with the deemed to satisfy provisions. This is an existing structure, and no works are proposed that would alter the existing footprint of this building. The proposed alterations and additions are located primarily within the existing footprint of the main dwelling. A portion of the proposed ground floor addition to the south will project beyond the existing building footprint on the south and will result in a side setback of approximately 7m from the southern property boundary. The proposal therefore <u>complies</u> within the deemed to satisfy provisions.
Building Height	
a single storey building with a FFL of less than 1 metre above Natural Ground Level.	The proposed does <u>not</u> comply with the deemed to satisfy provision. The discretionary development standards for building heights are as follows: <i>a) Elevated housing developments must minimise the impact on areas of predominantly single storey housing.</i> <i>b) Building height must ensure that adjacent properties are not overlooked or overshadowed.</i>

Deemed to Satisfy Provision	Comment
	<p>The existing building is a two storey dwelling, constructed in c1858. The proposal includes alterations and additions within the existing footprint of the building, and below the existing roof. As such, the proposal will not result in any additional overlooking or overshadowing to adjacent properties.</p> <p>The only projection beyond the existing building is to the southern elevation of the ground floor. This is a single storey structure, and will not result in additional overlooking or overshadowing to the neighbouring properties.</p> <p>The overall height of the existing dwelling will be retained as existing.</p>
Site Coverage	
35% site coverage	<p>Site coverage comprises 403.12m². The total site area is approximately 2605m². Therefore, the total site coverage is 15.5%. The proposal therefore <u>complies</u> with the deemed to satisfy provisions.</p>
Solar Access	
<p>Living areas and private open space areas are to be located with a northerly aspect (i.e. on the north or eastern side of the building).</p>	<p>The existing building features living areas to the north and east of the building. The proposed additions to the ground and first floor comprise a kitchen, pantry, utility room, ensuites and walk in robe. These have been located to the south and south-east of the existing building, allowing for the living areas to retain their access to sunlight.</p> <p>Ample private open space presently exists at the front (west) and rear (east) gardens of the property, which both have access to northern sun.</p> <p>The proposal therefore <u>meets</u> the deemed to satisfy provisions.</p>
Privacy	
<p>Dwellings must be single storey and have a finished floor level less than 1,000 mm above the natural ground level.</p>	<p>The existing building <u>does not meet</u> the deemed to satisfy provisions. The discretionary development standards for privacy are as follows:</p> <p style="padding-left: 40px;"><i>a) Development must ensure that reasonable privacy is achieved for new dwellings and existing adjoining residences and private open space.</i></p> <p>The existing house is set back approximately 10 metres from the north and south property boundaries and a garage is located to the south, as well as secondary dwelling located to the southeast. On the northern side is a carport. All of these secondary structures prevent views into the adjacent properties to the north and south and the proposal will not change this situation.</p> <p>The neighbouring house to the east is located over 20m from the subject building. Views into this property are already, and will continue to be, minimal.</p> <p>The proposed addition to the ground floor is single storey and located behind an existing tall timber paling fence. It will not result</p>

Deemed to Satisfy Provision	Comment
	<p>in any overlooking into the adjoining property.</p> <p>Reasonable privacy will be achieved for the existing adjoining residences and their private open space as the proposal will not substantially reduce any of the existing site setbacks. The established garden surrounding Bleak House is to be retained, further minimising views into adjacent properties.</p> <p>It should be noted that, although Bleak House has a first-floor level verandah on all four elevations, the room uses at first floor are limited to bedrooms and bathrooms only and are not habitable spaces.</p>
Parking	
Two (2) spaces per dwelling	<p>The subject property presently contains a carport providing two car spaces and a garage to the south side of the main house, and a carport providing two spaces on the northern side, allowing for a total of five car spaces.</p> <p>The proposal includes the demolition of the existing southern carport, however the hardstand areas will be retained and continue to be used as parking spaces to provide a total of five spaces as per that existing.</p> <p>The existing carparking arrangements with carports and hardstand areas are to be maintained. No additional parking spaces are proposed.</p>
Landscaping	
N/A	<p>No deemed to satisfy provisions are provided for landscaping. The discretionary development standards for landscaping are as follows:</p> <p><i>a) Landscaping must enhance the quality of the built environment.</i></p> <p><i>b) Species selection and location should improve energy efficiency through reducing heat gain through windows and deflecting winter winds.</i></p> <p><i>c) Plants with low maintenance and water requirements should be selected.</i></p> <p>The subject property already features a well-established garden to the front and rear of the property. No trees or other vegetation are proposed to be removed.</p>
Open Space	
Private open space to be on the northern or eastern side of dwelling with direct access to living areas. Area to be 80m ² with a minimum dimension of 5 metres.	<p>The proposal <u>meets</u> the deemed to satisfy provisions.</p> <p>Private space is available to the rear (north and east) and front (north and west) gardens. These areas are in excess of 500m² each and have northerly and/or easterly aspects. Additional open space is also available along the northern side of the property.</p>

Deemed to Satisfy Provision	Comment												
Fencing													
1.8 metre high fence to all boundaries including private open space areas. All fencing forward of building line cannot be 'Colorbond'	Existing 1.8m high fences are located along the northern, eastern, and southern boundaries. It is not proposed to alter these existing fences. The front boundary features a hedge only. New driveway gates have already been approved by Council separately.												
Infrastructure													
N/A	<p>No deemed to satisfy provisions are provided for infrastructure. The discretionary development standards for infrastructure are as follows:</p> <p><i>Outbuildings must not negatively affect the amenity of the streetscape or adjoining properties. The following standards apply for urban areas*</i></p> <table border="1" data-bbox="624 837 1161 958"> <thead> <tr> <th>Lot size m2</th> <th>Shed Size m2</th> </tr> </thead> <tbody> <tr> <td><750</td> <td>50</td> </tr> <tr> <td>751-1000</td> <td>80</td> </tr> <tr> <td>1001-2000</td> <td>100</td> </tr> <tr> <td>2001 - 3000</td> <td>120</td> </tr> <tr> <td>3001 or greater</td> <td>150</td> </tr> </tbody> </table> <p><small>*urban areas are limited to residential areas which include the R1, R2, R3 zones and where a dwelling-house is approved or constructed on the land. A garage or outbuilding is not permitted on vacant urban land where a dwelling is not approved or constructed.</small></p> <p><small>A maximum building height of 4.5 metres from natural ground level to the ridge applies in urban areas where the lot is under 2,000m².</small></p> <p>The property already has a single garage and carports to the north and south of the property. No change is proposed to this structure. No other outbuildings are proposed as part of this application.</p>	Lot size m2	Shed Size m2	<750	50	751-1000	80	1001-2000	100	2001 - 3000	120	3001 or greater	150
Lot size m2	Shed Size m2												
<750	50												
751-1000	80												
1001-2000	100												
2001 - 3000	120												
3001 or greater	150												
Slope													
Cut is to be limited to 1,000 mm. Fill is restricted to 600 mm.	No cut and fill works are proposed. The proposal therefore <u>meets</u> the deemed to satisfy provisions.												
Design Principles													
a) Design should maximise surveillance with clear sightlines between public and private places, effective lighting of public places and landscaping that makes places.	The proposal includes the construction of an addition to the southern side of the house at the ground and first floor levels. Existing site lines between the front (western side) of the house and the street will be maintained.												
b) Physical and symbolic barriers should be used to attract, channel or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit crime	The existing property features fences to the side and rear boundaries. The front boundary is enclosed by a low hedge, restricting movement of people to only the two gated driveway entries along the front elevation.												

Deemed to Satisfy Provision	Comment
d) Must be sympathetic with existing adjoining and surrounding developments in relation to bulk and height.	Bleak House is a local heritage item, constructed in c.1858. The proposed additions to the house have been designed to be sympathetic to the significant form, detailing and materials of Bleak House and will not increase the bulk or height of the existing dwelling. Bleak House will continue to make a strong contribution to the historical character of the Mudgee HCA. Refer to the HIS accompanying this submission for further discussion.
e) Well-proportioned building form that contributes to the streetscape and amenity.	Refer to (d) above.
f) Density appropriate to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.	The proposal includes alterations and additions to an existing single residence. These works are proposed to support the continuing use of the place as a single residence.
g) Design must demonstrate efficient use of natural resources, energy and water throughout its full life cycle, including construction.	<p>The proposal includes the construction of additions to the side elevation of an existing single dwelling. It is not anticipated that the proposal would result in any additional water or energy consumption.</p> <p>The proposed additions have been located to use the existing volume of the verandah space, thereby reducing the amount of resources required.</p>
h) Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.	The existing property features an established front and rear garden, which already provide significant amenity and privacy to the residents, without intrusion into the amenity of neighbouring properties. No additional landscaping works are proposed.
i) Optimise amenity (e.g. appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility).	<p>The proposed additions have been located so as to ensure that the principal living spaces of the dwelling continue to have access to sunlight, natural ventilation and privacy.</p> <p>The proposed additions primarily contain service uses and have been positioned to efficiently correspond to the primary living areas of the existing house.</p>
j) Optimise safety and security, both internal to the development and for the public domain.	The current proposal involves minor additions to an existing historic property. Existing safety and security provision of the subject site or the adjacent public domain will be altered as a result of this proposal.

Part 5: Development Standards

5.1 Carparking

2 spaces per dwelling – 1 space to be a garage, 1 space may be provided in a stacked arrangement in front of the garage provided that the space is contained wholly within the site.

Heritage Incentive: The Mid-Western Regional Council may exempt development involving the restoration and/or conservation of a heritage item from part or all of the subject developments parking demand. The applicant shall make a claim for the exemption and the justification thereof in the development application. The Heritage Incentive will only be applied where the applicant can demonstrate that the conservation of the building depends upon the use of this clause.

The subject property presently contains a carport providing two car spaces and a garage to the south side of the main house, and a carport providing two spaces on the northern side, allowing for a total of five car spaces.

The proposal includes the demolition of the existing southern carport, however the hardstand areas will be retained and continue to be used as parking spaces to provide a total of five spaces as per that existing.

The existing carparking arrangements with carports and hardstand areas are to be maintained. No additional parking spaces are proposed.

5.2 Flooding

The subject property is not located on land identified as a flood planning area as per *Flood Planning Map/Active Street Frontages/Visually Sensitive Land Map Sheet CL1_006G*.

The subject property has been identified as being in the Probable Maximum Flood Area (PMF). No building restrictions are required in the PMF for non-critical infrastructure. As such, there are no building controls for the property in relation to flood management.

5.3 Stormwater Management

The Mid-Western DCP 2013 provides the following performance targets and requirements for proposed development:

Development Categories	Performance Target(s)	Requirements (refer below)	Section in the Technical Guidelines – Appendix B1
Single dwelling and Dual occupancy development	I. BASIX II. Quantity Management During Operation III. Quality Management During construction	A	0

In this case, the performance target I is applicable. The requirement for this target is as follows:

The Development proponent shall meet all obligations included on their BASIX certificate.

A BASIX certificate has been prepared and accompanies this submission. Refer to the BASIX certificate for further details.

5.4 Environmental Controls

DCP Provision	Comment
Protection of Aboriginal Archaeological Items	
(a) Aboriginal archaeological relics are protected by the provisions of the National Parks and Wildlife Act 1974, which makes the disturbance or destruction of these relics, without permission of the Director, an offence.	No Aboriginal archaeological relics have been identified within the property.
(b) Proponents should determine whether their site has potential archaeological significance and if so, should submit an archaeological survey with their development application. Generally, where a site is located near a water course or on an elevated area, an archaeological study will be required.	<p>Bleak House is an historic property that was constructed between 1854 and 1858 and has undergone some changes since this time.</p> <p>Based on the history of the site, it is unlikely that archaeological relics would remain. The current works are limited to those areas of the site that have already been developed and altered and therefore it is unlikely that any relics will be uncovered during construction.</p>
(c) Proponents should determine if the development application is classified as integrated development under Section 4.46 of the EP&A Act 1979 and if an Aboriginal Heritage Impact Permit is required.	N/A. Refer to (a) above.
Riparian and drainage line Environments	
a) Proponents must identify all drainage lines, streams, creeks and rivers on development plans and identify how the development has been designed to respect and be setback from such waterways and their vegetation.	The subject property is separated from the Cudgegong River to the east by the neighbouring properties to the east and north.
(b) Proponents should determine if the development application is classified as integrated development under Section 4.46 of the EP & A Act 1979 and if a water use approval, water management work approval or activity approval is required.	No works are proposed near to the Cudgegong River to the east and will not result in any adverse impacts on the waterway. A water use approval, water management work approval or activity approval <u>is not</u> required.
Pollution and Waste Management	
(a) Proponents should indicate all waste streams i.e. trade, liquid, chemical, solid, medical, and clarify how they will be managed and contained safely on-site and disposed of such that there are no environmental impacts or effects on adjoining properties, stormwater or sewerage systems or waterways.	<p>Household waste management is already in place at the property and will continue as existing.</p> <p>No chemical or medical waste is anticipated to be used, stored, or disposed of on site.</p> <p>During construction, waste will be managed by the builders.</p> <p>The existing verandah enclosures are clad in fibrous</p>

DCP Provision	Comment
	cement sheeting which may contain asbestos. All fibrous cement will be removed by a contractor registered under the <i>Work Health and Safety Act 2011</i> and the <i>Regulation 2017</i> as per Mid-Western Regional Council's asbestos management policy.
(b) Proponents should determine if the development application is classified as integrated development under Section 4.46 of the EP&A Act 1979 and if an environmental protection license is required	N/A. An environmental protection license is not required.
(c) Proponents will refer to Groundwater Vulnerability Mapping associated with Mid-Western Regional Council Local Environmental Plan 2012.	The subject property is located on land identified as being groundwater vulnerable, as per <i>Groundwater Vulnerability Map Sheet GRV_006</i> . Refer to the discussion above against Clause 6.4 of the <i>Mid-Western LEP 2012</i> .
Threatened Species and Vegetation Management	
(a) An assessment of any potential impact on native flora and fauna is to accompany a development application. If considered necessary by Council a Flora and Fauna Impact Assessment will be required from a suitably qualified professional. This Assessment will determine whether a Species Impact Statement will be required.	No works are proposed to the existing landscaping and vegetation at the place.
(b) Development applications should indicate all existing vegetation.	Bleak House is an historic property with an established garden. No native vegetation is located within the property.
(c) Buildings and access areas should be sited to avoid removal of trees	The proposed new additions have been primarily located within the footprint of the existing building to avoid the removal of trees.
Building in Saline Environments: Alterations and Additions	
Applications for alterations or additions to existing buildings shall comply with the requirements for new structures. Existing buildings affected by the impact of salinity shall be repaired in accordance with the requirements for new buildings and any necessary remediation carried out to the site to ensure the impacts of salinity are eliminated.	Please note that the current owners have recently undertaken repair and rectification works to remedy drainage and rising damp issues to the main house.

Environmental Effects

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

Refer to Section 5.4 Environmental Controls above. The proposed alterations and additions to the existing house comprise reconstruction, restoration and new works. No change is proposed to the existing landscaping at the place.

Refer also to the HIS accompanying this submission for further discussion regarding the heritage aspects of the proposal.

Impact on Existing & Future Amenity of the Locality

The subject property is a single residence with separate secondary dwelling. The proposed works will not result in any additional load to existing services and not result in any impact to the existing amenity of the locality.

Waste Disposal Management/Garbage Storage Areas

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

The existing verandah enclosures are clad in fibrous cement which may contain asbestos. All fibrous cement will be removed by a contractor registered under the *Work Health and Safety Act 2011* and the *Regulation 2017* as per Mid-Western Regional Council's asbestos management policy.

Drainage, Stormwater & Sewerage Disposal

The proposed first floor addition is located underneath the existing roof of the verandah. The roof of the ground floor addition will connect into the existing stormwater system at the property. This will result in a minor increase to the total roof area of the place but will not result in any appreciable additional load to existing drainage or stormwater systems.

The property is currently connected to Council sewerage. No septic system is proposed to be installed. The proposal will not result in any additional load to existing sewerage systems as the number of bathrooms are being reduced as part of this proposal.

Availability of Utility Services

The proposed additions to an existing single dwelling will not result in any potential additional residents, and no additional load to existing utility services are envisioned.

Compliance with Council Numerical Standards

Mid-Western Local Environmental Plan 2012				
Item	Council Standard	Reference	Compliance	Comment
Minimum Subdivision Lot Size	600m ²	Cl. 4.1 Mid-Western LEP 2012	Y	The total site area is 2605m ² . No subdivision is proposed.

Height Limit	8.5 m	Cl. 4.3 Mid-Western LEP 2012	Y – 7.4m	The existing building does not comply with the height control. The proposed additions to the building are all located below the maximum height limit.
Mid-Western Development Control Plan 2013				
Item	Deemed to Satisfy Provision	Reference	Compliance	Comment
Building Setback	Street: 10m Side & Rear: 2.5	Part 3.1 Mid-Western DCP 2013	Y	The existing secondary dwelling <u>does not comply</u> . No works are proposed to this building that would alter its existing footprint.
Building Height	a single storey building with a FFL of less than 1 metre above Natural Ground Level.	Part 3.1 Mid-Western DCP 2013	N	Existing dwelling is a two-storey building. Refer to comments against discretionary standards above.
Site Coverage	35%	Part 3.1 Mid-Western DCP 2013	Y – 15.5%	
Parking	Two (2) spaces per dwelling	Part 3.1 Mid-Western DCP 2013	N	The existing carparking arrangements with carports and hardstand areas are to be maintained. No additional parking spaces are proposed.
Open Space	80m2 with a minimum dimension of 5m	Part 3.1 Mid-Western DCP 2013	Y – at least 1000m2	
Slope	Cut is to be limited to 1,000 mm. Fill is restricted to 600 mm.	Part 3.1 Mid-Western DCP 2013	Y – no cut and fill	

Conclusion

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



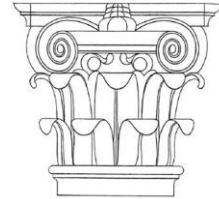
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KATE DENNY BA, MHerit. Cons. (Hons)

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

- Pitt Street Uniting Church, Sydney
- Tresco, Elizabeth Bay
- Wentworth Falls School of Arts, Wentworth Falls
- Botany Town Hall, Botany
- The Trust Building, Sydney
- The Roxy Theatre, Leeton
- Emu Plains Police Station, Emu Plains
- 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
- NSW Parliament House, Sydney (update)
- No. 1 Fire Station, Castlereagh Street, Sydney
- Woolloomooloo Finger Wharf, Woolloomooloo
- 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
- 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
- (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

- Cleveland Gardens Heritage Conservation Area, Surry Hills
- Double Bay Business Centre Heritage Study, Double Bay
- Regatta Park, Emu Plains
- The Corner House, 364 Edgecliff Road, Woollahra (IHO nomination)
- 24 Cranbrook Avenue, Cremorne (IHO nomination)
- Catherine Hill Bay Landscape and Scenic Quality Study
- Former Ten Terminal, Middle Head
- (former) HMAS Platypus, North Sydney
- Harris Park Historical Analysis
- 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

- (former) Union Inn site, Emu Plains
- Emu Plains Police Residence, Emu Plains
- The Trust Building, Sydney
- Queen Mary Building, University of Sydney
- New Law Building, University of Sydney

Heritage Development Work (applications to consent authorities)

- Drummoyne Reservoir, Drummoyne
- The Trust Building, Sydney (including heritage floorspace)
- Tresco, Elizabeth Bay
- 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
- 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- 2013-2014)

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

- Drummoyne Reservoir, Drummoyne
- 24 Cranbrook Avenue, Cremorne
- 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

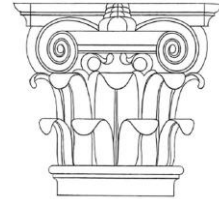
January 2022

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Education: University of Sydney, Masters of Heritage Conservation (Hons.), 2021
University of New South Wales, Architectural Studies (Hons.), 2018
University of Queensland, Bachelor of Architecture and Design, 2016

Employed by the firm as a Graduate Heritage Planner since 2019.

Recent work includes:

Conservation Management Plans and Updates

- Roxy Theatre, Leeton
- The Entrance Surf Club, The Entrance
- Regatta Park, Emu Plains
- Parliament House, NSW (update)
- Former Police Station, Punt Road, Emu Plains

Heritage Development Work (applications to consent authorities)

- ACA Building, Sydney
- Supreme Court of NSW, Hospital Road Sydney
- Casula Powerhouse, Casula
- Clarence House, Sydney
- Drummoyne Reservoir, Drummoyne
- Oberton, Mater Hospital, Crows Nest
- Roseneath, Our Lady of Mercy College, Parramatta
- Parliament House, NSW
- Tebbutt's Barn, Tebbutts Observatory, Windsor
- Figtree House, Hunters Hill
- Wyoming, Birchgrove
- Carisbrook, Lane Cove

Heritage Reviews and Studies

- Collingwood House, Liverpool
- Liverpool Courthouse, Liverpool

February 2021