

Statement of Environmental Effects

32 TREVENAR STREET,
ASHBURY

25 JULY 2023



QUALITY ASSURANCE	
PROJECT:	Statement of Environmental Effects – Dwelling house
ADDRESS:	32 Trevenar Street, Ashbury
LOT/DP:	Lot 2 in DP566982
COUNCIL:	Canterbury Bankstown Council
AUTHOR:	Think Planners Pty Ltd

Document Management		
Prepared by:	Purpose of Issue:	Date:
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Sameer Kunwar / Jonathon Wood	Final Lodgment	25 th July 2023

Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?	
Coal Mines Subsidence Compensation Act 2017	No
Fisheries Management Act 1994	No
Heritage Act 1977	No
Mining Act 1992	No
National Parks and Wildlife Act 1974	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	No
Roads Act 1993	No
Rural Fires Act 1997	No
Water Management Act 2000	No
Concurrence	
SEPP (Industry and Employment) 2021	No
SEPP (Resilience and Hazards) 2021	No
SEPP (Transport and Infrastructure) 2021	No
SEPP (Planning Systems) 2021	No
SEPP (Precincts—Central River City) 2021	No
SEPP (Precincts—Eastern Harbour City) 2021	No
SEPP (Precincts—Regional) 2021	No
SEPP (Precincts—Western Parkland City) 2021	No
SEPP (Biodiversity and Conservation) 2021	No

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EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a Development Application seeking to remove identified trees and demolish all existing structures in-order to construct a dwelling house at 32 Trevenar Street, Ashbury.

The proposed development will result in a contemporary 2 storey dwelling house with the following:

- GFA: 207.76m²
- Building Height: 7.8m
- Private Open Space: 138.44m²
- Soft Landscaping: 152.03m² (35% of the site area)

Located within an established residential estate and bounding a large park to its eastern boundary, the development site is located on the southern side of Trevenar Street and also along the intersection of Trevenar Street and King Street, Ashbury. The development site is also within walking distance of a local neighbourhood shop along the southern side of King Street, local public school, child care facilities and places of public worship and a short car trip/bus ride from Sydney Private Hospital and Ashfield Town Centre and Train Station. Local bus stops with services to Five Dock, Hurstville and Campsie is within a 60m walking radius from the development site.

Residing within a Local Conservation Area – Ashbury: the development site itself can be best described as a small rectangular shaped vacant land parcel with a frontage of 33.87m to Trevenar Street with a total site area of 439.5m².

The subject site is zoned R2 Low Density Residential under the Canterbury Bankstown Local Environmental Plan 2023 and is subject to a maximum building height limit of 8.5m, noting '*Dwelling Houses*' are permissible with consent within the R2 Zone.

The subject site was created after subdivision of a portion of Peace Park by Sydney County Council for resumption was undertaken c.1973 and has remained substantially vacant since. The site not only represents an undercapitalisation of valuable R2 zoned land parcel but is detracting from the existing streetscape character along both Trevenar Street and King Street.

Technically the minimum lot size control does not apply as the site has remained subdivided since the early 1970s – however the current application has been designed, despite the site's constrained status to accommodate a two storey dwelling house that can comply with the key planning controls including maximum building height, setback, landscaping and parking.

Situated within the Ashbury Heritage Conservation Area – the development site is sufficiently separated from a local heritage item and at the completion of the project, the development will enhance the residential nature of the south-eastern corner of the Trevenar/King Street intersection and is considered to be of an appropriate nature and height in the context of the existing house to the adjoining property (1 King Street, Asbury) and the commercial development to the south-west corner of the intersection.

A Statement of Heritage Impact which accompanies this application has identified that the surrounding built form are atypical character within the broader context of the Ashbury Heritage Conservation Area, both in terms of its genesis and physical manifestation and has found that there will be no adverse effects of the proposal on the character of the Ashbury Heritage Conservation Area and is supportable in terms of potential heritage impacts.

The proposed development seeks to utilise a valuable vacant and underutilised R2 Zoned land parcel within a blue ribbon suburb with limited redevelopment opportunities whilst also taking advantage of its proximity to schools, child care facilities, sportsgrounds/public parks, commercial and employment opportunities and public transportation.

The development will permit a vacant and constrained site to accommodate a contemporary dwelling house that will permit the site to not only be developed to its full zoning potential but increase the housing stock of Ashbury by 1 additional dwelling.

The proposal has been designed to predominantly comply with key planning standards and controls outlined within the Canterbury – Bankstown Local Environmental Plan 2023 and Canterbury – Bankstown Development Control Plan 2023, including building height, setbacks, landscaping and parking.

In summary, the development concept is consistent with the current planning controls applying to the site and represents an efficient use of well-located undercapitalised land. The development proposal is compatible with the character of the locality in accordance with the existing LEP. Having regard to the consistency with the relevant planning controls and that the proposal will increase the housing stock within Seven Hills, Think Planners recommends that the development application be approved subject to necessary and relevant conditions of consent.

SITE AND LOCALITY ANALYSIS

The subject site, known legally as Lot 2 in DP566982, but commonly known as 32 Trevenar Street, Ashbury.

Subject Site

Located within an established residential estate and bounding a large park to its eastern boundary, the development site is located on the southern side of Trevenar Street and also along the intersection of Trevenar Street and King Street, Asbury.

Residing within a Local Conservation Area – Ashbury: the development site itself can be best described as a small rectangular shaped vacant land parcel with a frontage of 33.87m to Trevenar Street with a total site area of 439.5m².

The subject site was created after subdivision of a portion of Peace Park by Sydney County Council for resumption was undertaken c.1973 and has remained substantially vacant since as demonstrated by Photograph 1 below.

Photograph 1: Showing the subject site (32 Trevenar St) as viewed from the intersection of Trevenar Street and King Street, Ashbury



The subject site is bounded by a large two storey dwelling houses to its southern boundary and Peace Park to the east with Trevenar Street separating the site from low density housing to the north.

The aerial extract of the immediate locality provide context to the development site is provided below.

Figure 1: Aerial Map of Subject Site (Source: Six Map)



 Development Site

Built Form Analysis

Situated within the Ashbury Heritage Conservation Area – the development site is not within close proximity to any local heritage items and at the completion of the project, the development will enhance the residential nature of the south-eastern corner of the Trevenar/King Street intersection and is considered to be of an appropriate nature and height in the context of the existing house to the adjoining property (1 King Street, Asbury) and the commercial development to the south-west corner of the intersection.

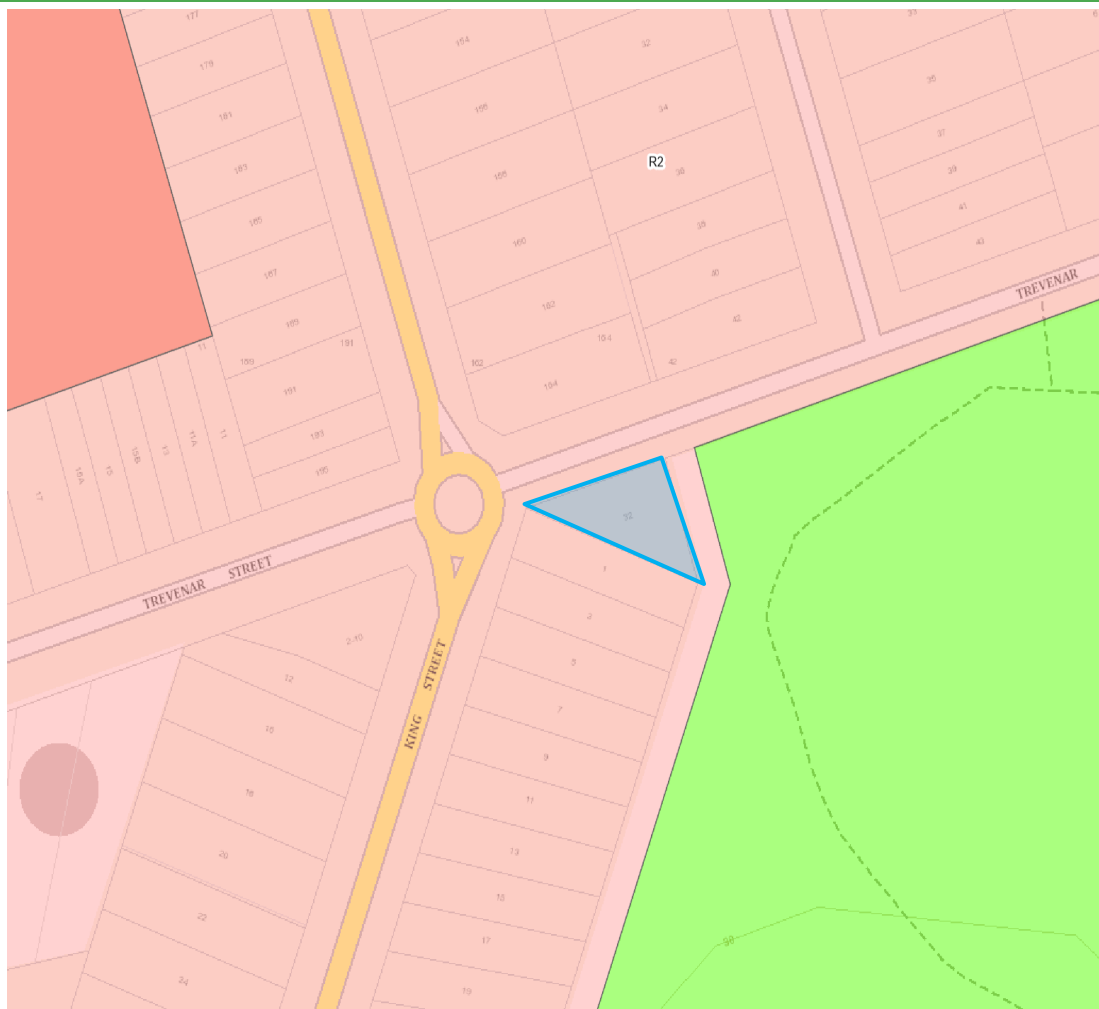



A Statement of Heritage Impact which accompanies this application has identified that the surrounding built form are atypical character within the broader context of the Ashbury Heritage Conservation Area, both in terms of its genesis and physical manifestation and has found that there will be no adverse effects of the proposal on the character of the Ashbury Heritage Conservation Area and is supportable in terms of potential heritage impacts.

Zoning

As illustrated by Council's zoning map extract below, the subject site is zoned R2 Low Residential Density and is permitted a maximum building height limit of 8.5m under the provisions of the Canterbury – Bankstown Local Environmental Plan 2023. 'Dwelling Houses' are permissible with consent within the R2 Zone

Figure 2: Zoning Map Extract (Source: NSW Planning Portal)



 Subject Site

Minimum Lot Size

Figure 3: Lot Size Map Extract (Source: NSW Planning Portal)



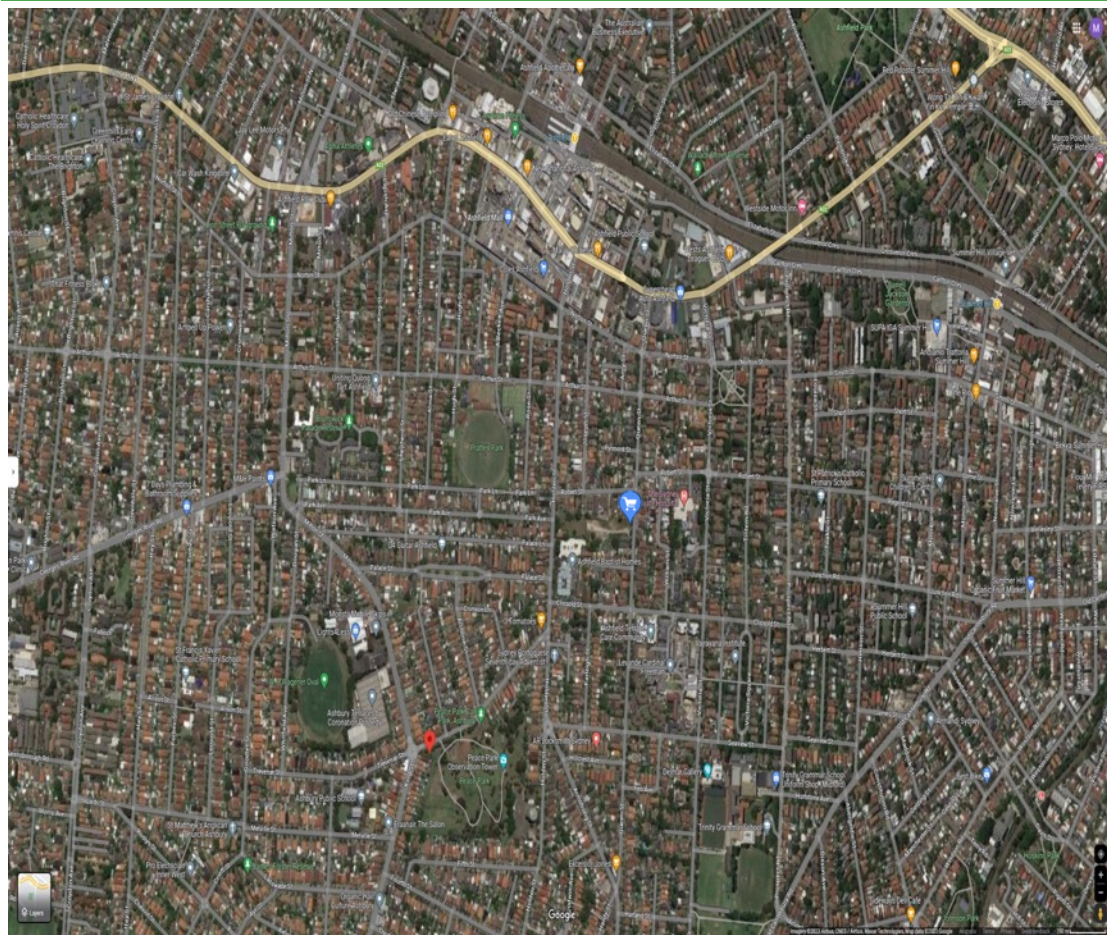
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Broader Locality Analysis

Bounding a large park to its eastern boundary, the development site is within walking distance of a local neighbourhood shop along the southern side of King Street, local public school, child care facilities and places of public worship and a short car trip/bus ride from Sydney Private Hospital and Ashfield Town Centre and Train Station. Local bus stops with services to Five Dock, Hurstville and Campsie is within a 60m walking radius from the development site.

A broader aerial map is provided below to provide context to the site and its surrounding environment.

Figure 4: Broader Aerial Map Extract (Source: Google Maps)



📍 - Subject Site
 ● - Train Station
 🎓 - Educational Facilities
 🚏 - Bus Stops
 🏪 - Commercial

The proposed development seeks to utilise a valuable vacant and underutilised R2 Zoned land parcel within a blue ribbon suburb with limited redevelopment opportunities

Photographs are provided in the following pages that give context to the locality and also the relationship of the development site with adjoining developments.



Photograph 2: Showing development site along Trevenar St viewing southwards



Photograph 3: Showing commercial buildings as viewed from subject site looking south-eastwards





Photograph 4: Showing existing streetscape along Trevenar St viewing northwards



Photograph 5: Showing existing streetscape along Trevenar St viewing southwards



Photograph 6: Showing subject site and adjoining contemporary two storey dwelling house to the site's southern boundary



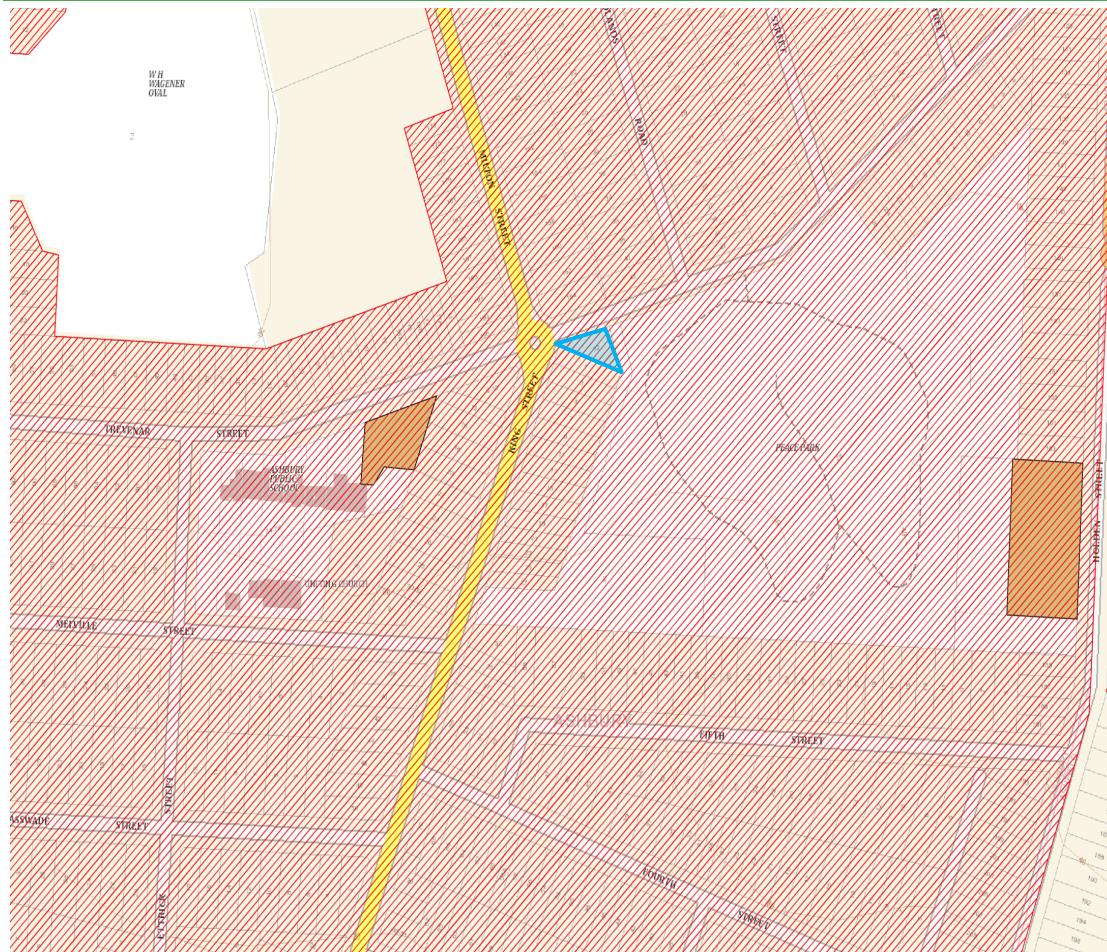
Photograph 7: Showing subject site and adjoining park to the site's eastern boundary



Heritage

The site is not identified as a local heritage item, however the subject site resides within the Ashbury Heritage Conservation Area, with one local heritage item located within close proximity to the development site as illustrated by a heritage map extract below.

Figure 5: Heritage Map Extract (Source: NSW Planning Portal)



 Subject Site

The local heritage item is sufficiently separated from the development site for the current proposal to have any impact on their heritage curtilage.

Situated within the Ashbury Heritage Conservation Area – the development site is sufficiently separated from a local heritage item and at the completion of the project, the development will enhance the residential nature of the south-eastern corner of the Trevenar/King Street intersection and is considered to be of an appropriate nature and height in the context of the existing house to the adjoining property (1 King Street, Ashbury) and the commercial development to the south-west corner of the intersection.

A Statement of Heritage Impact which accompanies this application has identified that the surrounding built form are atypical character within the broader context of the Ashbury Heritage Conservation Area, both in terms of its genesis and physical manifestation and has found that there will be no adverse effects of the proposal on the character of the Ashbury Heritage Conservation Area and is supportable in terms of potential heritage impacts.

Furthermore, the building expression, in terms of its presentation to Trevenar Street, consists of two gables and form of fenestration that are elements that are found in the context, albeit in an appropriate contemporary interpretation in this instance.

DESCRIPTION OF PROPOSAL

Development Application seeing to remove identified trees and demolish all existing structures including existing fencing in-order to construct a dwelling house at 32 Trevenar Street, Ashbury.

The proposed development will result in a contemporary 2 storey dwelling house with the following:

- GFA: 207.76m²
- Building Height: 7.8m
- Private Open Space: 138.44m²
- Soft Landscaping: 152.03m² (35% of the site area)

Two storey dwelling will comprise of the following:

- **Ground Floor:** Contains the key living areas including living area, dining area and kitchen is located on the ground floor. The ground floor also includes pedestrian pathway from Trevenar Street, front entry porch, internal corridor, WC, internal stairwell and also direct access to the alfresco, pool and private courtyard (137.86m²) via the living area.

Garage with new vehicular crossover and driveway from Trevenar Street and an inground pool, fencing and pool storage area also provide at the ground floor level.

- **First Floor:** Contain the more passive areas including 4 bedrooms including a master bedroom with ensuite and balcony. The first floor also includes a rumpus area, separate balconies provided to Bedroom 1 and 3 and internal stairwell.

The relevant architectural plans for the proposal have been prepared by Urbanance Pty Ltd while supporting reports have been prepared by relevant sub consultants.

Despite residing within an established heritage conservation area, a Statement of Heritage Impact which accompanies this application has identified that the surrounding built form are atypical character within the broader context of the Ashbury Heritage Conservation Area, both in terms of its genesis and physical manifestation and has found that there will be no adverse effects of the proposal on the character of the Ashbury Heritage Conservation Area. Furthermore, it is noted that the building expression, in terms of its presentation to Trevenar Street, consists of two gables and form of fenestration that are elements that are found in the context, albeit in an appropriate contemporary interpretation in this instance. Finally, design consideration has also been given to amenity including aspects such as privacy and solar access for future residents and those of surrounding properties.

PLANNING CONTROLS

STATUTORY CONTROLS

The relevant Statutory Planning Controls include: -

- State Environmental Planning Policy (BASIX)
- State Environmental Planning Policy (Resilience And Hazards) 2021
- State Environmental Planning Policy (Biodiversity And Conservation) 2021
- State Environmental Planning Policy (Transport And Infrastructure) 2021
- Canterbury-Bankstown Local Environmental 2023

POLICY CONTROLS

The applicable policy control document is:

- Canterbury-Bankstown Development Control Plan 2023

CONSIDERATION OF PLANNING CONTROLS

The following summarises the relevant planning controls in relation to the proposal and makes comment regarding compliance with these controls.

STATE ENVIRONMENTAL PLANNING POLICY BASIX

The application has been assessed and is accompanied by a complying BASIX certificate for the new dwelling that demonstrates how the dwellings will utilise 40% less energy and water than a typical dwelling pre BASIX.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of three now repealed SEPP's being:

- State Environmental Planning Policy (Coastal Management) 2018;
- State Environmental Planning Policy No 33—Hazardous and Offensive Development; and
- State Environmental Planning Policy No 55—Remediation of Land.

Chapter 2 of the SEPP contains controls for coastal management and it not applicable to this development.

Chapter 3 of the SEPP contains controls for Hazardous and Offensive Development. This development is not for Hazardous and Offensive development and accordingly this chapter is not applicable to this development.

Chapter 4 of the SEPP contains a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

The following table considers the risk of the site being contaminated:

Matter for consideration	Yes	No
Does the application involve re-development of the site or a change of land use?	X	
Is the development going to be used for a sensitive land use (e.g. residential, educational, recreational, childcare or hospital)?	X	
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site?		X

acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation

Is the site listed on Council's Contaminated land database?	X
Is the site subject to EPA clean-up order or other EPA restrictions?	X
Has the site been the subject of known pollution incidents or illegal dumping?	X
Does the site adjoin any contaminated land/previously contaminated land?	X
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?	NA.

Considering that the subject site was created after subdivision of a portion of Peace Park by Sydney County Council for resumption was undertaken c.1973 and has remained substantially vacant since and that no known potentially contaminating activities being conducted on the site – any further contamination study is not considered to be necessary.

If any contaminated material or suspected contaminated material is unearthed during the construction process, then actions consistent with the legislative requirements and guideline document will be undertaken.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of eleven now repealed SEPP's being:

- SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)
- SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020)
- SEPP (Koala Habitat Protection) 2021 (Koala SEPP 2021)

- Murray Regional Environmental Plan No 2—Riverine Land (Murray REP)
- SEPP No 19—Bushland in Urban Areas (SEPP 19)
- SEPP No 50—Canal Estate Development (SEPP 50)
- SEPP (Sydney Drinking Water Catchment) 2011 (Sydney Drinking Water SEPP)
- Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997) (Hawkesbury–Nepean River SREP)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour Catchment SREP)
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River REP)
- Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property (Willandra Lakes REP).

Chapter 2 of the SEPP contains planning rules and controls from the former Vegetation SEPP relating to the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application. This chapter seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

1 trees has been identified to be removed with 2 existing trees to be retained as per the accompanying Arboricultural Impact Assessment and Tree Protection Specification Report. The proposal is to introduce high quality landscape embellishment works within a low density residential context that aims to reduce the physical bulk and scale of the development and integrate the proposal within the context of the site and its surrounds.

The landscape treatment will also soften the built form and assist with maintaining privacy to neighbouring properties.

Chapter 3 – Koala habitat protection contains provisions from the Koala SEPP 2020 and, as an interim measure, applies in the NSW core rural zones of RU1, RU2 and RU3, except within the Greater Sydney and Central Coast areas. Given the sites location and zoning this chapter is not applicable to the development.

Chapter 4 – contains the land-use planning and assessment framework from the former Koala SEPP 2021 for koala habitat within Metropolitan Sydney and the Central Coast and applies to all zones except RU1, RU2 and RU3 in the short term.

The site is not identified as containing koala habitat and accordingly this chapter is not applicable to this development.

Chapter 5 – contains the provisions from the former Murray REP, which establishes a consistent and co-ordinated approach to environmental planning and assessment along the River Murray. Given the sites location, this chapter is not applicable to this development.

Chapter 6 – Bushland in urban areas contains the provisions from the former SEPP 19, which seeks to protect and preserve bushland within public open space zones and reservations. The site is not zoned Public Open Space and is not identified as being within a reservation and accordingly this chapter is not applicable to this development.

Chapter 7 – contains the provisions from the former SEPP 50, which aims to prohibit canal estate development. The development does not propose a canal development and accordingly this chapter is not applicable to this development.

Chapter 8 – contains the provisions from the former Sydney Drinking Water Catchment SEPP to support the water quality objectives for this catchment. The site is not identified as being within the Sydney Drinking Water catchment and accordingly this chapter is not applicable to this development.

Chapter 9– contains the provisions from the former Hawkesbury– Nepean River REP to protect the environment of this river system. The site is not identified as being within the Hawkesbury Nepean River catchment and accordingly this chapter is not applicable to this development.

Chapter 10 – contains the provisions from the former Sydney Harbour Catchment SREP to manage and improve environmental outcomes for Sydney Harbour and its tributaries. The subject site is subject to the broad planning principles contained within the chapter. The Sydney Harbour Catchment Planning Principles must be considered and achieved, where possible, in the carrying out of development within the catchment.

The relevant principles include:

Protect and improve hydrological, ecological and geomorphologic processes;

Consider cumulative impacts of development within the catchment;

Improve water quality of urban runoff and reduce quantity and frequency of urban runoff; and

Protect and rehabilitate riparian corridors and remnant vegetation.

The proposed development does not detract from the above listed principles given the nature of the development and the environmental safeguards proposed, including the

detailed drainage concept and erosion and sediment controls that will be in place throughout the construction phase of the development.

Chapter 11 – contains the provisions from the former Georges River REP to manage and promote integrated catchment management policies along the Georges River and its tributaries. The site is not identified as being within the Georges River catchment and accordingly this chapter is not applicable to this development.

Chapter 12 – contains the provisions from the former Willandra Lakes REP, which seeks to protect, conserve and manage this World Heritage property. The site is not identified as being within the Willandra Lakes Precinct and accordingly this chapter is not applicable to this development.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of four now repealed SEPP's being:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- State Environmental Planning Policy (Major Infrastructure Corridors) 2020; and
- State Environmental Planning Policy (Three Ports) 2013.

Chapter 2 – contains planning rules and controls from the former Infrastructure SEPP for infrastructure in NSW, such as for hospitals, roads, railways, emergency services, water supply and electricity delivery.

In accordance with this chapter, it is not anticipated that Council will refer the application to an electricity supply authority as works will not occur within 5m of an exposed overhead electricity power line.

In accordance with this chapter, the application is not required to be referred to Trains NSW as the proposal is not in the vicinity of rail infrastructure. Given the distance from Rail infrastructure and in accordance with this chapter, an acoustic and vibration report is not required to be prepared.

The development site is not located within proximity to a classified road and as a result it is not necessary to consider the provisions of this chapter that requires a consent authority to consider the impact of arterial roads on buildings used for residential purposes.

This chapter identifies a number of types of development that require concurrence from Roads and Maritime Services where development is identified as ‘traffic generating development’.

The current proposal is not identified as traffic generating development as the site does not trigger the threshold requirements. Therefore, concurrence from the RMS is not required.

Chapter 3 – contains planning provisions from the former Education and Childcare SEPP for child-care centres, schools, TAFEs and Universities.

Given the proposed use of the development, this chapter is not applicable.

Chapter 4 – contains provisions from the former Corridor SEPP, including planning controls and reserves land for the protection of 3 corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line).

The site is not identified as being within any of these corridors and accordingly this chapter is not applicable to this development.

Chapter 5 – Contains the land-use planning and assessment framework from the former Three Ports SEPP for appropriate development at Port Kembla, Port Botany and Port of Newcastle.

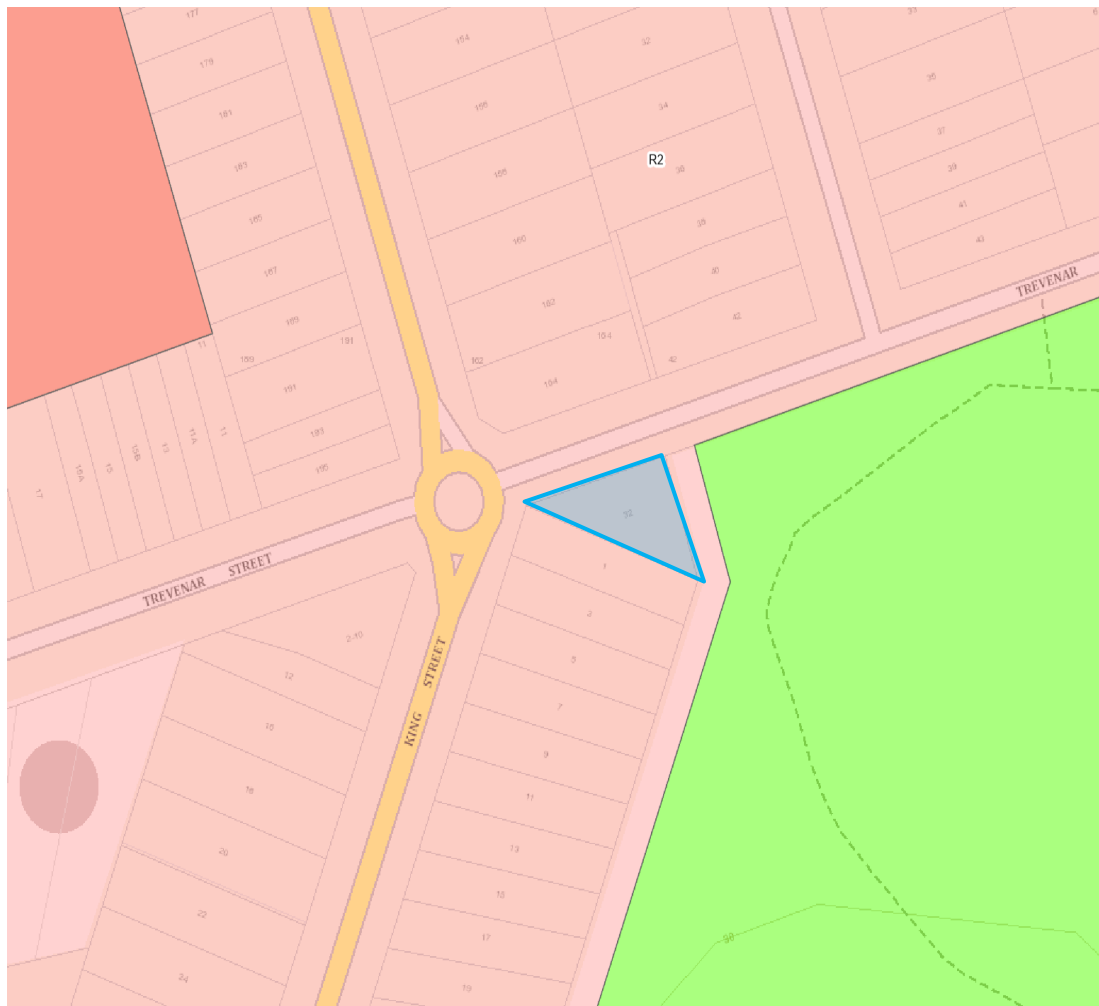
The site is not identified as being within any of these port precincts and accordingly this chapter is not applicable to this development.



CANTERBURY - BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

As illustrated by Council's zoning map extract below, the subject site is zoned R2 Low Residential Density and is permitted a maximum building height limit of 8.5m under the provisions of the Canterbury – Bankstown Local Environmental Plan 2023.

Figure 6: Zoning Map Extract (Source: NSW Planning Portal)



 Subject Site

The development proposal is also consistent with the key zone objective that is stipulated as:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To ensure suitable landscaping in the low density residential environment.
- To minimise and manage traffic and parking impacts.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote a high standard of urban design and local amenity.

‘*Dwelling Houses*’ are permissible with consent within the R2 Zone, and the proposal is consistent with the definition contained within the LEP:

Dwelling House means 2 dwellings on one lot of land that are attached to each other but does not include a secondary dwelling.

The table below provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Canterbury-Bankstown Local Environmental Plan 2023 – Compliance Table			
Clause	Control	Comment	Complies
Zoning	R2 Low Density	‘ <i>Dwelling Houses</i> ’ are permissible with Council consent in the R2 Low Density zone.	Yes
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	The proposal is consistent with the zone objectives of the R2 Low Density zone in that the current proposal will permit a vacant undercapitalised R2 Zoned land parcel to be development to its full zoning potential within a low residential density context.	Yes
2.6	Subdivision – Consent Requirements	No subdivision is proposed as part of this application.	N/A
2.7	Demolition Requires Consent	Council consent is sought for the demolition of the existing structures on the site, including existing fencing.	Yes
Part 4 Principal Development Standards			
4.1	Minimum Subdivision Lot Size	- N/A – no subdivision is proposed as part of this application.	N/A
4.1B	Minimum Lot Sizes and Special Provisions for Certain Dwellings	- N/A- does not apply to dwelling houses	N/A

4.3	Height of Buildings – 8.5m	<p>Canterbury - Bankstown Local Environmental Plan 2023 Height of Buildings Map indicates that the maximum building height within the subject site is 9m.</p> <p>No part of the proposal exceeds 9m in height as evident in the submitted architectural elevation and section plans and the maximum height is 7.8m.</p>	Yes
4.4	Floor Space Ratio	<p><i>(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</i></p> <p>There is no maximum FSR prescribed for the site by the Floor Space Ratio Map.</p> <p><i>(2B) Despite subclause (2), the following maximum floor space ratios apply—</i></p> <p><i>(b) for a building used for the purposes of dwelling houses or semi-attached dwellings on land in Area 2—</i></p> <p><i>(i) for a site area less than 200m²—0.65:1, and</i></p> <p><i>(ii) for a site area greater than 200m² but less than 600m²—0.55:1, and</i></p> <p><i>(iii) for a site area of 600m² or more—0.5:1,</i></p> <p>The subject site has an area of 590.1m² and as such is prescribed a maximum FSR of 0.55:1.</p> <p>The development proposes an FSR of 0.4727:1 and complies with this control.</p>	Yes
Part 5 Miscellaneous Provisions			
5.10	Heritage	<p>The development site resides within the Ashbury Heritage Conservation Area associated with the Canterbury-Bankstown Local Environmental Plan 2023. The Ashbury Heritage Conservation Area is a large suburban precinct (C1) attributed with 'local' cultural heritage significance under Schedule 5 of the Canterbury-Bankstown Local Environmental Plan 2023.</p> <p>The development site is sufficiently separated from a local heritage item and at the completion of the project, the development will enhance the residential nature of the south-eastern corner of the Trevenar/King Street intersection and is</p>	Yes

		<p>considered to be of an appropriate nature and height in the context of the existing house to the adjoining property (1 King Street, Asbury) and the commercial development to the south-west corner of the intersection.</p> <p>A Statement of Heritage Impact which accompanies this application has identified that the surrounding built form are atypical character within the broader context of the Ashbury Heritage Conservation Area, both in terms of its genesis and physical manifestation and has found that there will be no adverse effects of the proposal on the character of the Ashbury Heritage Conservation Area and is supportable in terms of potential heritage impacts.</p>	
5.21	Flood Planning	The site is not identified as flood prone.	N/A
Part 6 Additional Local Provisions			
6.1	Acid Sulfate Soils	The subject site is not identified as being affected by Acid Sulfate Soils Class 5.	N/A
6.2	Earthworks	<p>This application seeks Council consent for minor excavation to accommodate the structural elements of the addition. It is considered that the proposed excavation will have minimal adverse environmental or amenity impact.</p> <p>The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area.</p> <p>The proposed excavation is consistent with the current use of the land and will develop the site into context with its surrounds and in accordance with Councils current and proposed planning strategies.</p> <p>It is considered unlikely due to the location of the site as well as previous development that excavation will lead to the disturbance of relics.</p>	Yes

6.9	Essential Services	The development site is well serviced by water and sewer and the required utility clearances will be obtained prior to the issue of the construction certificate.	Yes
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CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023 – CHAPTER 2: SITE CONSIDERATIONS

All relevant Council controls have been considered in the following compliance table.

Canterbury-Bankstown Development Control Plan 2023 – Chapter 2: General Controls		
Controls	Comment	Complies
2.1 Site Analysis		
	A site analysis is provided within this Statement of Environmental Effects, as well as in the Architectural Plan set and the Heritage Impact Statement prepared for this application.	Yes
2.2 Flood Risk Assessment		
	The site is not identified as flood prone land.	N/A
2.3 Tree Management		
	1 trees has been identified to be removed with 2 existing trees to be retained as per the accompanying Arboricultural Impact Assessment & Tree Protection Specification. The proposal is to introduce high quality landscape embellishment works within a low density residential context that aims to reduce the physical bulk and scale of the development and integrate the proposal within the context of the site and its surrounds.	Yes

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023 – CHAPTER 3: GENERAL REQUIREMENTS

All relevant Council controls have been considered in the following compliance table.

Canterbury-Bankstown Development Control Plan 2023 – Chapter 3: General Requirements		
Controls	Comment	Complies
3.1 Development Engineering Standards		
	<p>A Water Cycle Management Plan has been prepared and is attached as part of this application.</p> <p>The proposed development incorporates Water Sensitive Urban Design (WSUD) principles that seek to minimise and manage the impact of stormwater on site and within the area.</p> <p>The proposed development appropriately addresses the unique characteristics of the site and will allow for the efficient management of stormwater.</p> <p>The proposal incorporates appropriate setbacks and landscaping that will permit stormwater penetration and will reduce runoff and the impact of stormwater on site and in the area.</p>	Yes
3.2 Parking		
Off-street parking rates	<p>The parking rate for dwelling houses under the DCP is 2 spaces per dwelling.</p> <p>The development provides a garage capable of accommodating 2 car parking spaces.</p>	Yes
Design and layout	The location of the vehicular cross-over is not close to intersections, signalised junctions, on crest or curves, opposite parking entries of other buildings nor is it located where there are obstructions which may prevent drivers from having a clear view of pedestrian and vehicles.	Yes
Access driveway width and design	Driveway width and design is in accordance with Council requirements.	Yes
Minimum headroom dimensions	Comply, the garage has minimum dimensions >2.4m.	Yes

Sight distance requirements	Appropriate site distance is provided for vehicle exiting driveways.	Yes
Bicycle parking	Not required for development for residential dwellings.	N/A
Basement parking	N/A – no basement parking is proposed.	N/A
3.3 Waste Management		
	A Waste Management Plan accompanies the development application.	Yes
3.4 Sustainable Development		
	The development proposes a dwelling which is not a classification of Class 5 to Class 9 under the Building Code of Australia.	N/A
3.5 Subdivision		
	No subdivision is proposed.	N/A
3.6 Signs		
	No signage is proposed.	N/A
3.7 Landscape		
	Development is to provide appropriate landscape embellishment works within a low density context. Refer to attached Landscape Plan for more detail.	Yes

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023 – CHAPTER 4: HERITAGE

All relevant Council controls have been considered in the following compliance table.

Canterbury-Bankstown Development Control Plan 2023 – Chapter 4: Heritage		
Controls	Comment	Complies
4.3 Heritage Conservation Areas		
Section 2 – Contributory Buildings (Rankings 1 and 2).		
	N/A – The development site has been left vacant since it was created as per a subdivision DA in the 1970s.	N/A
Section 3 – Form, Massing and Scale		
	N/A – The development site has been left vacant since it was created as per a subdivision DA in the 1970s.	N/A
Section 21 – Specific Controls for the Ashbury Heritage Conservation Area		
Storey limit 21.1 A maximum building height of two storeys applies to all buildings for residential zoned properties. 22.2 The height and bulk of first floor additions is to be minimised. 22.3 On sites where the land slopes downhill away from the street, use the slope of the land and place floors at a lower level to minimise building bulk. 22.4 The maximum height of fill is 300mm above existing ground level, at any point. 22.5 A foundation area of up to 1m in height is acceptable.	The development propose a two storey form that is similar in height to the adjoining dwelling house at 1 King Street, Ashbury. Fill above existing ground level is 0m with fill above FFL 508mm.	Yes
Setbacks 22.6 In the street elevation of new dwellings, a minimum of 50% of the building is to be built to the predominant building line, and the remainder of the dwelling may be behind the predominant building line. If a street has no predominant building line, build to a building line established by nearby buildings. 22.7 On streets with a staggered building alignment, the streetscape pattern is to be reinforced by maintaining the typical angle and distance from the front boundary.	There is no established street setback along the south side of Trevenar Street in the immediate context – as such the development provides a 3m setback from the primary building line. Setback to King Street is comparable to 2 King Street and as such is considered appropriate.	On Merit

22.8 The front facade is to be oriented towards the street boundary.

22.9 Any additions are to be located on or behind the predominant building line.

Building expression and streetscape	The Heritage Impact Statement addresses the development applications impacts on the streetscape:	Yes
22.10 New buildings should reflect the consistent horizontal lines of elements of houses along the street, such as:		
(a) ground level;	'The building expression, in terms of its presentation to Trevenar Street, consists of two gables and form of fenestration that are elements that are found in the context, albeit in an appropriate contemporary interpretation in this instance'	
(b) base course – the architectural expression of the base of the house, often in different materials or finishes such as rendered brick or roughcast stone;		
(c) veranda and balustrade heights;		
(d) window sill and head heights;		
(e) door heights;	Refer to the Heritage Impact Statement for further details.	
(f) eave lines; and		
(g) ridgelines.		
22.11 Facades are to be horizontal in proportions and asymmetrical, and use vertical proportions for features such as windows.		
22.12 Provide a break in long side walls and roofs.		
22.13 Alterations and additions to the existing building are to maintain the appearance of a single storey house from the street.		
22.14 The design of facades is to pay particular attention to the:		
(a) mass, the arrangement and articulation of the various elements and parts of the building;		
(b) roof form and pitch; and		
(c) the use of architectural elements such as bay windows, porches, verandas and balconies.		

Driveways, garages and carports

22.15 A maximum width for driveways is 2.7m at the allotment boundary.	The development proposes a driveway width of 6.43m. Considering no neighbouring buildings are located along the south side of Trevenar Street and that the site adjoins a park – the proposed garage width is considered appropriate.	N/A
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Fences

22.16 Timber fences are preferred for side fences facing streets.	Noted.	-
22.17 Front garden walls and fences on the street boundary are to be no higher than 1.2m.	Comply – development provides fences no higher than 1.2m.	Yes
22.18 On corner sites where the facade of the dwelling presents to two street frontages, fencing is to be no higher than 1.2m for the front yard area on both frontages.		
Landscape		

22.19 A minimum 35% of the site area, at natural ground level, is to be maintained for open space.	Development provides open space areas at the ground level with 138.44m ² or 31.5% of the site dedicated for private open space. Considering the minor nature of the non-compliance and that the site bounds a large park, the minor inconsistency with the open space requirements, the proposed open space arrangement is considered appropriate and worthy of Council support.	On Merit
22.20 A minimum 25% of the site area is to be maintained as soft landscaping.	Comply – development provides 152.03m ² or 35% of the site area as landscape area.	Yes
22.21 All front setbacks are to consist predominantly of soft landscaping. The only paved areas in the front setback are the driveway and pathways to and around the house.	Provided where appropriate.	

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023 – CHAPTER 5: RESIDENTIAL ACCOMMODATION

All relevant Council controls have been considered in the following compliance table.

Canterbury-Bankstown Development Control Plan 2023 – Chapter 5: Residential Accommodation			
Controls		Comment	Complies
5.2 Former Canterbury LGA - Section 2 – Dwelling Houses and Outbuildings			
Site Planning			
2.1	Minimum Lot Size and Frontage	DCP prescribes a minimum primacy street frontage width for dwelling houses at 15m. The site has a frontage of 33.87m to Trevenar Street. Complies.	Yes
2.2	Site Coverage Up to 449m ² Maximum Area of Building Footprint – 300m ² Max site coverage = 60%	The site has an area of 439.5m ² . The development proposes a maximum building footprint of less than 300m ² and a site coverage of less than 60% (155.95m ² / 439.5m ² = 35%)	Yes
2.3	Landscaping Up to 449m ² = 15%	The development proposes a landscaped/deep soil area of 152.03m ² or 35% of the site area, and complies with this control.	Yes
2.4	Layout and Orientation	The building incorporates many north facing windows and private open space areas, allowing a good level of solar access and natural lighting. The development has been designed to ensure adjoining residential dwelling (1 King Street, Ashbury) continues to receive a minimum of 3 hours of solar access at mid-winter.	Yes
Building Envelope			
2.5	Height	<u>Height</u> 1. a) The dwelling will be a maximum of 2 storeys. b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. The proposed external wall height is 6m. Complies.	Yes Yes

		d) The finished ground floor level will not exceed 1m over the natural ground floor level.	Yes
		<u>Attics and Roof Terraces</u> No rooftop terrace is proposed.	N/A
		<u>Cut and Fill</u> The proposal has been designed to minimise the amount of cut and fill required and complies with council's requirements.	Yes
2.6	Setbacks	<u>Front Setback</u> Has been addressed previously within this statement – with no established street setback along the south side of Trevenar Street in the immediate context – as such the development provides a 3m setback from the primary building line. Setback to King Street is comparable to 2 King Street and as such is considered appropriate.	Yes
	Side Setbacks	<u>Side Setbacks</u> DCP prescribes a side setback of 1m for dwelling houses with widths of 12.5m or greater. The development provides a minimum site setback of 900mm to its eastern and western boundaries. Considering that the site bounds a park to its eastern boundary, the proposed side setback is considered acceptable. The development does front a residential dwelling to its western boundary, however considering that the portion of the building that is setback 900mm comprise of blank walls and with the neighboring dwelling to continue to receive a minimum of 3 hours of solar access – the minor non-compliance to the side setback to its western boundary is considered acceptable and worthy of Council support.	On Merit
	Rear Setback	<u>Rear Setback</u> N/A – considering its orientation and technically having two frontages, the development site does not contain a rear boundary.	N/A
	Outbuilding Setback	<u>Outbuildings</u> N/A, no additional outbuildings are proposed by the application.	N/A
	Swimming Pools	<u>Swimming Pools</u> Comply – the swimming pool is setback >1m from any side boundaries and not located within	Yes

		the front setback. Furthermore, where appropriate, landscaping will be provided in the setback area to provide adequate screening of the pool from neighbors.	
2.7	Building Separation	N/A – development is proposing to undertake development of a dwelling house on a vacant lot.	N/A
Building Design			
2.8	General Design	<p><u>Contemporary Build Form</u> The proposed development is of an appropriate nature and height in the context of the existing house to the adjoining property and commercial development to the south-west corner of the intersection. Accompanying Statement of Heritage Impact has found that the proposed development is appropriate to what is an area of atypical character within the broader context of the Ashbury HCA, both in terms of its genesis and physical manifestation and that the development will have no adverse effect on the character of the HCA.</p> <p><u>Building Entries</u> The dwelling provides an entry that is clearly identifiable from the street.</p> <p>The dwelling provides a habitable room with a window to Trevenar Street to promote public surveillance and safety.</p> <p><u>Internal Dwelling Layout</u> Adequate room dimensions are provided for furniture and general enjoyment of occupants.</p> <p>Each living room and principal bedrooms will have a minimum width of 3.5m and secondary rooms have a minimum width of 3m as stipulated by the Canterbury-Bankstown Development Control Plan 2023.</p> <p>The dwelling will also provide adequate storage.</p> <p><u>Façade Treatment</u> The development is considered appropriate to what is an area of atypical character within the broader context of the Ashbury Heritage Conservation Area – noting that the building expression, in terms of its presentation to Trevenar Street, consists of two gables and form to fenestration that are elements that are found in the context, albeit in an appropriate</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

		contemporary interpretation in this instance. Refer to accompanying Statement of Heritage Impact for more detail.	
		<u>Pavilions</u> The development has been designed to ensure no adverse effects on the character of the Ashbury Heritage Conservation Area.	Yes
		<u>Windows</u> The development provides appropriate windows in accordance with the DCP.	Yes
		<u>Ventilation</u> The dwelling provides many openings and thus achieves a high level of natural ventilation.	Yes
2.9	Roof Design and Features	The proposed roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.	Yes
Amenity			
2.10	Solar Access and Overshadowing	<u>Solar Access</u> The building incorporates many north facing windows and private open space areas, allowing a good level of solar access and natural lighting.	Yes
		<u>Solar Access to Proposed Development</u> The architectural plans provide shadow diagrams which show that the proposed 2 storey dwelling house will receive a minimum of 3 hours of sunlight between 8am and 4pm on 21 June – with the principle areas of private open space to also receive a minimum of 3 hours of sunlight between 8am and 4pm on 21 June to at least 50% of the open space surface areas. Furthermore, at least one living room window and at least 50% or 35m ² with minimum dimension of 2.5m of ground level private open space will receive a minimum of 3 hours sunlight between 8am and 4pm on 21 June. Refer to attached shadow diagrams for more detail.	Yes
		<u>Solar Access to Neighboring Development</u> The architectural plans provide shadow diagrams which show that the proposed development will retain a minimum of 3 hours of sunlight between 8am and 4pm on 21 June –	Yes

		<p>with the existing principle living areas, clothes drying areas and to 50% of the private open space.</p> <p>Refer to attached shadow diagrams for more detail.</p> <p><u>Shading Devices</u> Where appropriate, windows and openings are appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.</p>	Yes
2.11	Visual Privacy	<p>It is considered that the proposed development, produces an appropriate outcome on site that will provide a high level of residential amenity for future residents and will not adversely impact upon residential amenity currently enjoyed by adjoining properties.</p> <p>This includes predominantly blank wall to the site's frontage to a dwelling house along its western boundary and living areas oriented predominantly to Trevenar Street and the adjoining park to the eastern boundary.</p>	Yes
2.12	Acoustic Privacy	<p>The application is designed to create different 'zones' with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy and also take advantage of the lot orientation.</p>	Yes
Fences and Ancillary Development			
2.13	Fences	<p>Development provides fencing in accordance with the DCP, noting development propose maximum front fencing of 1.2m.</p>	Yes
2.14	Outbuildings and Swimming Pools	<p>Complies – the proposed swimming pool is not located with the front setback and is setback a minimum of 1m from side and rear boundary fencing.</p> <p>Where appropriate, landscaping is to be incorporated into the setback area to provide appropriate screening from neighboring properties.</p>	N/A
2.15	Building Services	<p>Designed to comply noting letterboxes will be installed to Australian Post standards and located at the front of the property.</p>	N/A

Building services such as drainage pipes is to be integrated with the overall façade design.

Clothes drying areas are to be located away from public places.

CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject too necessary, relevant and appropriate conditions of consent.