



Corona Projects

DEVELOPMENT APPLICATION **STATEMENT OF ENVIRONMENTAL EFFECTS**

Alterations and additions to an existing dwelling and a first-floor addition

32 Second Street, Ashbury

July 2024

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PROJECT DETAILS

Client: Mr. Joseph Carlucci
Subject land: 32 Second Street, Ashbury
Lot Description: 2/-/DP 965035
Proposed development: Alterations and additions to an existing dwelling and a first-floor addition



The report is prepared by Pavel Zaytsev
Bachelor of Planning (WSU)

The report is reviewed by Mathew Fortunato
Bachelor of Architecture and Environment (USYD)

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Pavel Zaytsev	08.07.2024	
Reviewed by	Mathew Fortunato	08.07.2024	

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1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for Mr. Joseph Carlucci to accompany a Development Application (DA) to Canterbury-Bankstown Council for alterations and additions to an existing dwelling including a first-floor addition at 32 Second Street, Ashbury. More specifically, the proposed development comprises the following.

Ground Floor

- Demolition of structures at the rear of the site.
- Removal of one (1) tree at the rear of the site.
- Reconfiguration of the ground floor internal and external layout.

First Floor

- First floor addition consisting of three (3) bedrooms, bathroom, WIR and an ensuite.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk, and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	April 2024
Cost Summary Report	Property & Building Assessments Pty Ltd	12.07.2024
Landscape Plan	Corona Projects	April 2024
Stormwater Plans	KD Stormwater	02.07.2024
Survey Plan	Altitudes Surveys	05.03.2024
Waste Management Plan	Corona Projects	11.07.2024
Schedule of Colour and Materials Finishes	Corona Projects	18.07.2024

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 32 Second Street, Ashbury and is legally described as Lot 2 in Deposited Plan 965035. The site is located on the southern side of Second Street, between Andrews Avenue and Holden Street.

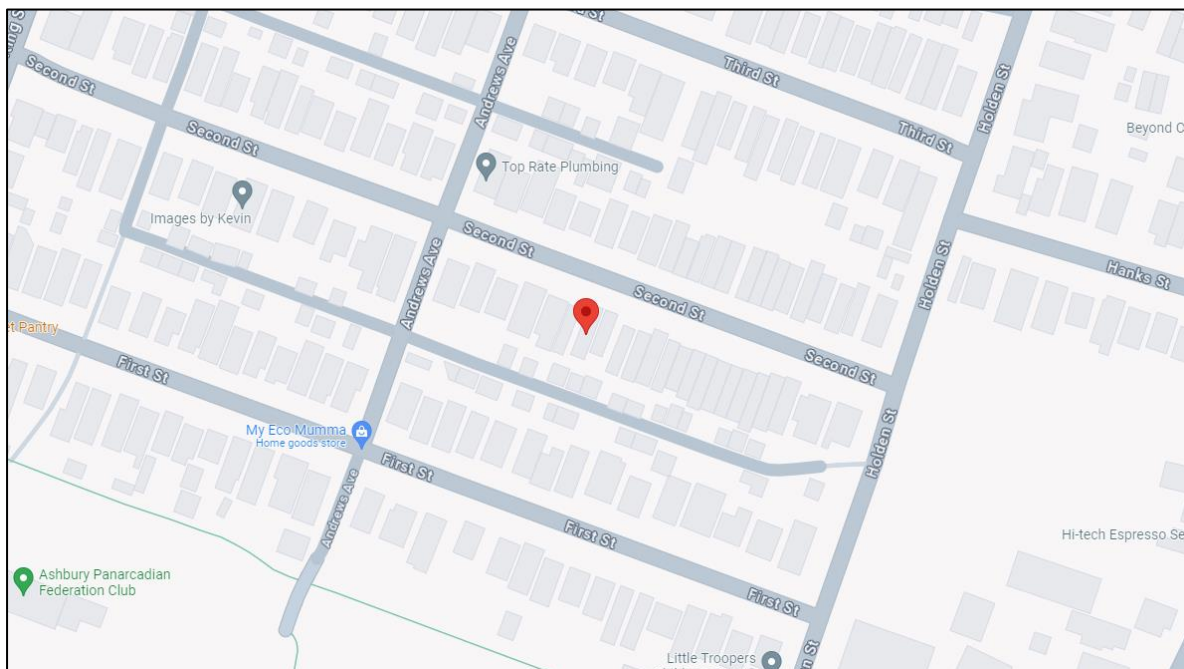


Figure 1: Site locality map (Google Maps 2024)



Figure 2: Aerial map (NSW SIX Maps 2024)

The site is rectangular with a total area of 301.9 square metres by survey, with a 7.62 metre street frontage to Second Street. The northern side boundary measures 39.625 metres and the southern side boundary measures 39.625 metres. The rear boundary measures 7.62 metres. The site falls towards the street from the rear by approximately 1.61 metres.

The site currently contains a single storey brick dwelling with a tiled roof. The back of the property features a landscaped area with one tree, grass, a concrete slab topped with a metal awning, a garage building with rendered walls, and a barbecue area. Vehicular access is available from the rear laneway.

The land is zoned R2 Low Density Residential under the provisions of Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023). The site is not identified as a Heritage Item. However, it is located within the *Ashbury Heritage Conservation Area "C1"* and is not considered to be in the vicinity of any heritage items. The building is considered contributory given its architectural features and maintains a uniform pattern when compared to the adjoining dwelling houses at 30 and 34 Second Street.



Figure 3: Subject site as viewed from Second Street (Corona Projects Pty Ltd 2024)



Figure 4: Subject site as viewed from Second Street (Corona Projects Pty Ltd 2024)



Figure 5: Private open space of the subject site facing south-west (Corona Projects Pty Ltd 2024)



Figure 6: Rear lane access to the site (Corona Projects Pty Ltd 2024)



Figure 7: Rear view of the existing building (Corona Projects Pty Ltd 2024)



Figure 8: Rear view of the existing building (Corona Projects Pty Ltd 2024)

2.2 The Locality

The site is located within the residential area of Ashbury. The locality comprises primarily residential development of buildings heights typically of one to two storeys. The site adjoins a two-storey dwelling to the east and west at 30 and 34 Second Street.

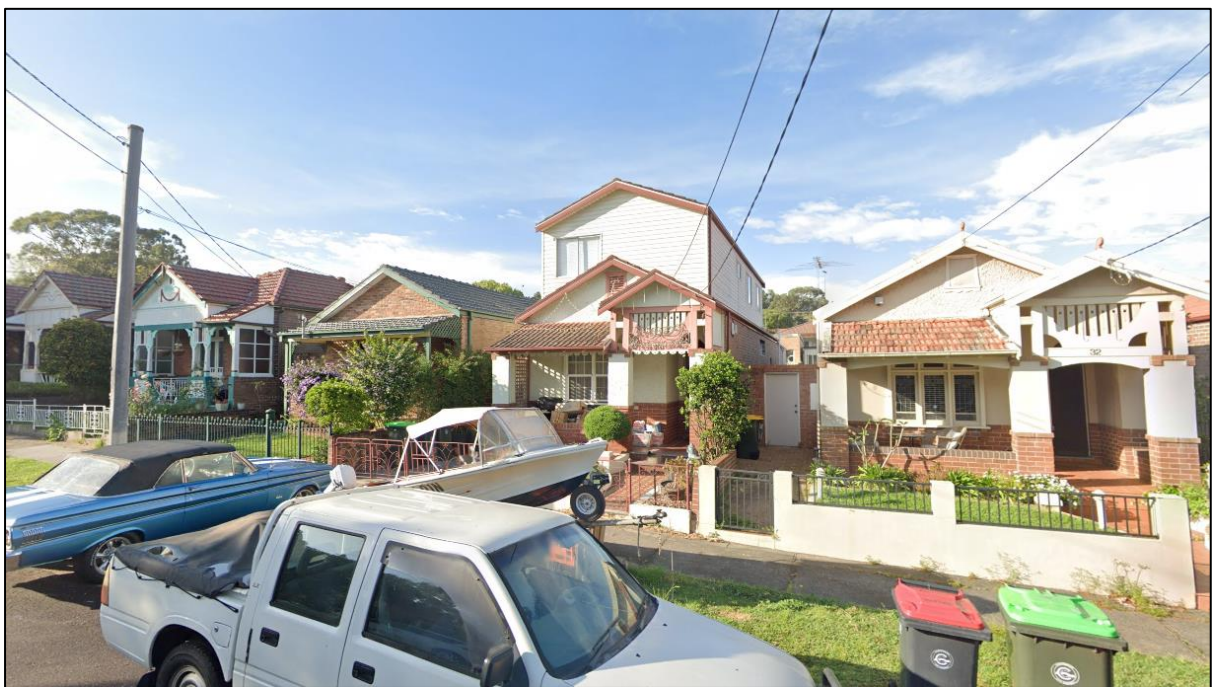


Figure 9: 30 Second Street (Google Maps 2024)



Figure 10: 34 Second Street (Google Maps 2024)



Figure 11: 34 Second Street, as viewed from the rear lane (Google Maps 2024)



Figure 12: 30 Second Street, as viewed from the rear lane (Google Maps 2024)

2.3 Development History

A search on Council's DA Tracker found the following results for development applications associated with the site.

Application Number	Description	Determination & Date
DA-287/2008	<i>Alterations and additions to existing dwelling including new garage and carport</i>	Withdrawn-15/08/2008
DA-98/2011	<i>Demolition of the existing garage and alterations and additions to the existing dwelling and carport including a new swimming pool and rear fence – Approved on 13/05/2011, Surrendered on 07/04/2014</i>	Surrendered-07/04/2014

Table 1. Development History

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes for the alterations and additions to an existing dwelling including first-floor addition at 32 Second Street, Ashbury. More specifically, the proposed development comprises the following:

Ground Floor

- Demolition of structures at the rear of the site.
- Removal of one (1) tree at the rear of the site.
- Reconfiguration of the ground floor internal and external layout.

First Floor

- First floor addition consisting of three (3) bedrooms, bathroom, WIR and an ensuite.

Please refer to plans prepared by Corona Projects.

3.2 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table.

Component	Development Proposal	Development Standard
Site area	301.9m ²	
Gross Floor Area	169m ²	169m ²
Floor Space Ratio	0.55:1	0.55:1
Height	8.5m	7.53m
Boundary setbacks	-	-
Front	3.6 metres—As existing	5.5 metres
Northern Side Setback	282mm—As existing	900mm
Southern Side Setback	920mm	900mm
Rear	200mm	6 metres
Car spaces	One (1) space—As existing	Two (2) spaces
Site Coverage	120m ² (39%)	181.14m ² (60%)
Deep Soil Landscaped Area	58m ² (19%)	45.285m ² (15%)

Table 1: Key development components

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 2022;
- Canterbury-Bankstown Local Environmental Plan 2023; and
- Canterbury-Bankstown Development Control Plan 2023.

The primary statutory document that relates to the subject site and the proposed development is Canterbury-Bankstown Local Environmental Plan 2023. The primary non-statutory plan relating to the subject site and the proposed development is Canterbury-Bankstown Development Control Plan 2023.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 4.6, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, the land is not likely to be contaminated and, given that no change of use is proposed, no further consideration is required under Clause 4.6(1)(b) and (c) of the Resilience and Hazards SEPP.

4.1.2 State Environmental Planning Policy (Sustainable Buildings) 2022

SEPP (Sustainable Buildings) 2022 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort, and energy efficiency requirements of the policy.

4.1.3 Canterbury-Bankstown Local Environmental Plan 2023

The development complies with the provisions of Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023).

Zoning and permissibility

The site is located in Zone R2 Low Density Residential.

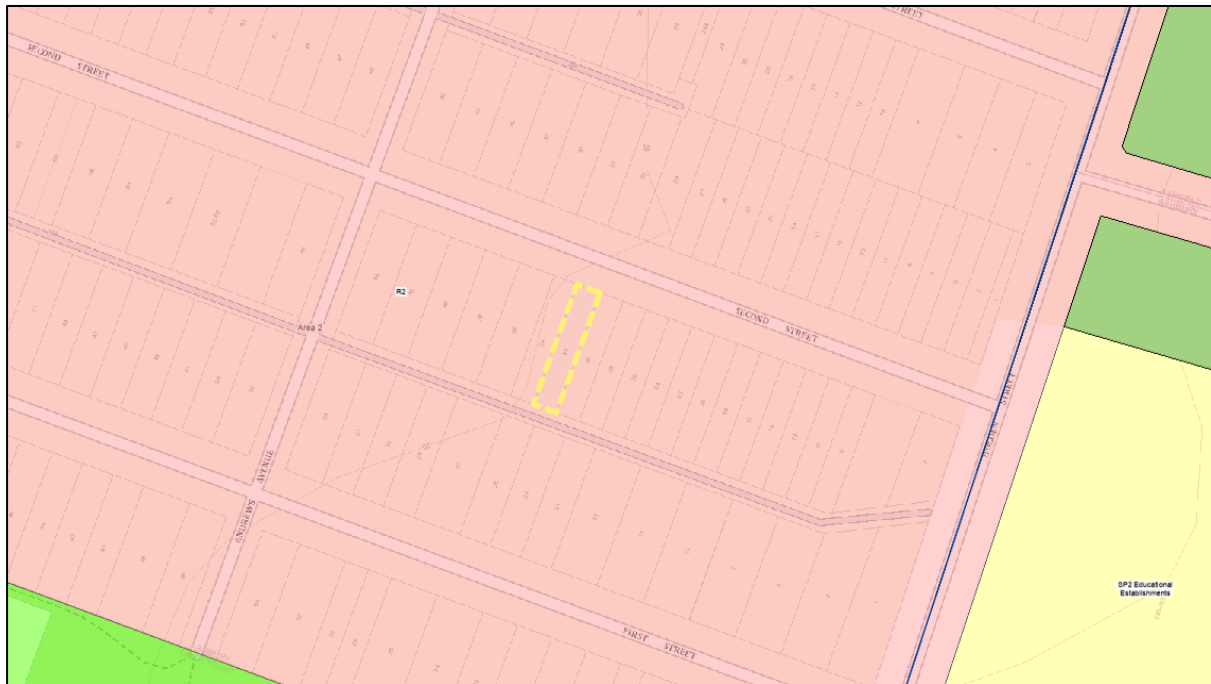


Figure 13: Land Zoning Map (NSW Spatial Planning Viewer 2024)

The development is identified to be a *dwelling house*, which is permitted with consent in the R2 Low Density Residential zone.

The objectives of the zone are:

- 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.

Comment

The proposed development will provide for the current housing needs of the community while maintaining a low-density environment through an acceptable bulk, scale and height. The proposal does not enable another land use or propose an additional dwelling or secondary dwelling. The development complies with landscaped area under the CBDP 2023 and does not change the existing parking rate. The proposal is unlikely to conflict between land uses given that the use of residential accommodation is preserved. The development promotes a high standard of urban design by proposing alterations and additions that are commensurate to that of the adjoining development and is entirely sympathetic to the heritage conservation area by way of appropriate colours and material finishes.

Clause 4.3 Height of buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The proposed height of the development is 7.53 metres.

Clause 4.4 Floor space ratio

The LEP Floor Space Ratio Map does not stipulate the maximum floor space ratio permitted for the site but rather, the site is stipulated within the Clause Application Map as subject to "Area 2". The development is for the purposes of a dwelling house and according to Clause 4.4(2B)(b), a maximum floor space ratio of 0.55:1 applies to the subject site. The development proposes an floor space ratio of 0.55:1 and complies with the principal development standard.

(2B) Despite subclause (2), the following maximum floor space ratios apply—

(a) for a building used for non-residential purposes—

(i) on land in Zone R2 and identified as "Area 1" on the Clause Application Map—0.4:1, and

(ii) on land in Zone R2 or R3 and identified as "Area 2" on the Clause Application Map—0.5:1, and

(iii) on land in Zone R4 and identified as "Area 2" on the Clause Application Map—0.75:1,

(b) for a building used for the purposes of dwelling houses or semi-attached dwellings on land identified as "Area 2" on the Clause Application Map—

(i) for a site area less than 200m²—0.65:1, and

(ii) for a site area greater than 200m² but less than 600m²—0.55:1, and

(iii) for a site area of 600m² or more—0.5:1,

(c) for a building used for the purposes of dual occupancies on land in Zone R2 and identified as "Area 2" on the Clause Application Map—0.5:1,

(d) for a building on land identified as "Area 5" on the Floor Space Ratio Map, where mid-block connections of at least 20m wide are not provided for public use—2:1.

Clause 5.10 Heritage Conservation

The site is located within the *Ashbury Heritage Conservation Area "C1"*. The existing building is contributory to the heritage conservation area. An assessment can be found at 4.2.3 *Heritage Impact Assessment* below.

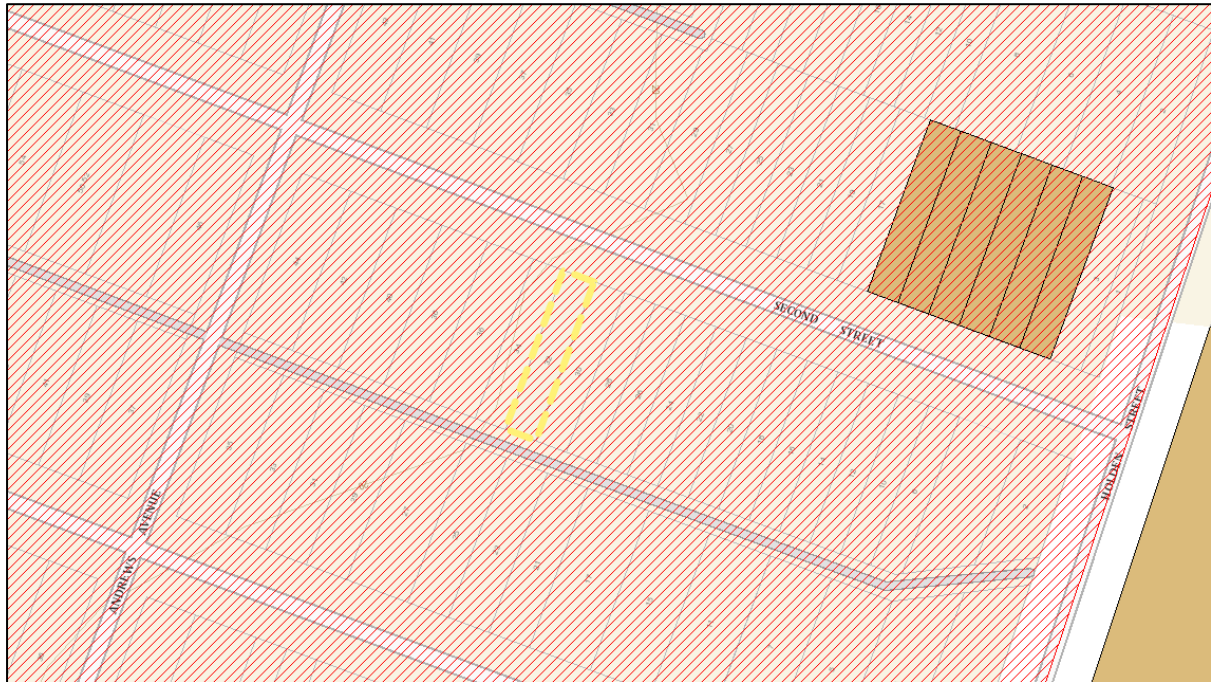


Figure 14: Heritage Map (NSW Spatial Planning Viewer 2024)

Clause 6.1 Acid sulphate soils

The Acid Sulphate Soils Map stipulates that the site is Class 5. The proposed works will not be below 5 metres Australian Height Datum, and are unlikely to lower the water table below 1 metre Australian Height Datum on adjacent Class 1, 2, 3, or 4 land.

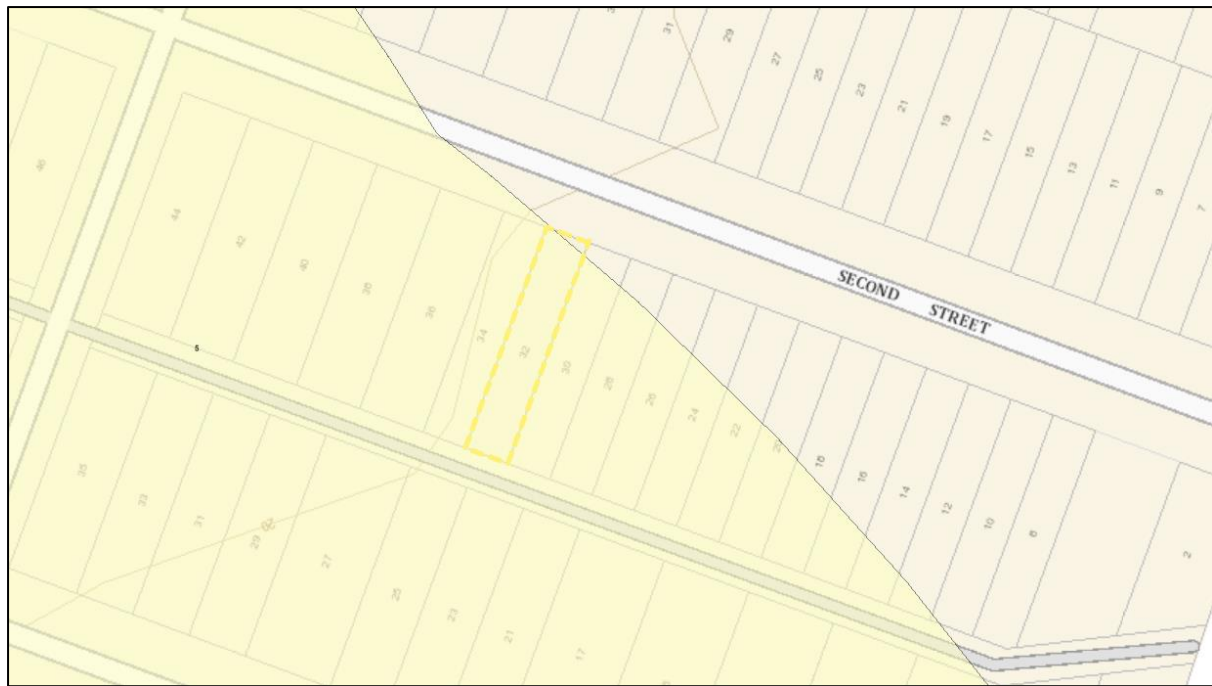


Figure 15: Heritage Map (NSW Spatial Planning Viewer 2024)

4.1.4 Canterbury-Bankstown Development Control Plan 2023

The development achieves a high level of compliance with the provisions of Canterbury-Bankstown Development Control Plan 2023.

Control		Comment	Compliance			
Chapter 3.2 Parking						
Section 2 – Off Street Parking Rates						
2.1	Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site. <table><tr><td>Dwelling houses</td><td>2 car spaces.</td><td>Not applicable</td></tr></table>	Dwelling houses	2 car spaces.	Not applicable	The proposed development reconfigures the existing garage. The development does not alter the existing car parking rate of one (1) space.	Complies
Dwelling houses	2 car spaces.	Not applicable				
Chapter 3.3 Waste Management						
Chapter 3.7 Landscape						
Section 2 – Landscape Design						
2.2	Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged.	The alterations and additions feature minimal excavation works save for the footing and concrete slab to allow for the accommodation of structures.	Complies			

2.5	<p>The landscape of setbacks and deep soil zones must:</p> <ul style="list-style-type: none"> (a) provide sufficient depth of soil to enable the growth of mature trees; (b) use a combination of groundcovers, shrubs and trees; (c) use shrubs that do not obstruct sightlines between the site and the public domain; and (d) where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer. 	The proposal achieves a compliant landscaped area against the CDCP 2023 provisions and features landscaped area with a dimension in excess of 3 metres to allow for suitable plantings.	Complies
Chapter 4.3 Heritage Conservation Areas			
Section 2 – Contributory Buildings (Rankings 1 And 2)			
2.1	Contributory buildings (buildings ranked Contributory 1 or 2) are to be retained and conserved with their significant setting.	The significant features of the building, such as the face-brick, timber joinery, fencing and window frames are entirely retained.	Complies
2.3	The front or main section of contributory buildings is to be retained (this is usually the building below the main roof form).	The front or main section of the existing dwelling is retained.	Complies

2.4	<p>Alterations and additions to a Contributory building are to:</p> <p>(a) Respect significant original or characteristic built form.</p> <p>(b) Retain original and significant fabric.</p> <p>(c) Retain, and where possible, reinstate or reconstruct significant features and building elements. Such work should be based on research rather than conjecture.</p> <p>(d) Remove unsympathetic alterations and additions, including inappropriate building elements.</p> <p>(e) Use appropriate materials, finishes and colours.</p> <p>Respect the pattern, style and dimensions of original windows and doors, verandahs and other design features.</p>	<p>The alterations and additions to the contributory building</p> <p>(a) proposes an addition that respects the main building form by providing a distance between the front building line to the proposed addition.</p> <p>(b) entirely preserves the front façade of the building.</p> <p>(c) reinstates an existing garage to enhance the rear lane streetscape.</p> <p>(d) removes the dilapidated outbuildings at the rear.</p> <p>(e) uses appropriate materials, finishes, and colours that are sympathetic to the conservation area.</p>	Complies
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2.5	<p>Second storey additions to the rear of contributory buildings should not visually dominate contributory buildings or the streetscape of the HCA. They may be considered where:</p> <p>(a) A second storey is set back behind the main roof form and does not visually dominate the main roof of the house when viewed from the street.</p> <p>(b) A second storey is in the form of a rear pavilion addition that is separated from the main building.</p> <p>(c) An additional storey does not alter the form or scale of the main roof form of the building.</p> <p>(d) Alterations and additions are designed to fit into the character of the HCA.</p> <p>(e) The scale of a second floor addition is consistent with the predominant scale of contributory items in the street.</p> <p>(f) Links to rear pavilion extensions are to be kept low and the roof space above the original house should not be integrated with the addition.</p> <p>(g) The bulk and scale of second storey additions is to be minimised. This may be achieved by incorporating floor space into the roof space of the addition.</p> <p>(h) Additions may be layered and stepped in order to avoid building forms that are bland, bulky and over scale. Long flat walls will not be supported</p>	<p>The second storey addition is acceptable upon merit provided by the following.</p> <p>(a) The first-floor addition would not be achievable if strict compliance with this control were to apply given the length of the ridge of the roof. The average point of both first-floor additions from 30 and 34 Second Street are applied to mitigate any visual adverse impacts upon the streetscape.</p> <p>(b) not applicable</p> <p>(c) The additional storey is setback from the front building line to largely preserve the built and roof form of the building.</p> <p>(d) The alterations and additions are designed to fit into the character by way of sympathetic materials and colours.</p> <p>(e) The scale of the addition reflects the first-floor additions located on 30 and 34 Second Street and is positioned between the further, and shortest point of the additions.</p> <p>(f) A rear pavilion is not proposed.</p> <p>(g) The second storey addition is situated between 30 and 34 Second Street's first floor additions. The additional storey does not alter the form of the main roof forward of the first-floor addition. The scale of the proposed first floor addition is reasonably consistent with the immediate neighbours and the predominant scale and bulk of contributory items in the street in this regard.</p>	Acceptable upon merit
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2.7	Retain established garden settings, including mature trees, original and early pathways, gates and front fencing particularly forward of the building line.	The development maintains two garden areas between the rear building line and rear boundary and preserves the garden at the front setback.	Complies
2.8	Development should not obscure or reduce the visual relationship of contributory buildings to each other within a HCA or to the street frontage.	The development aligns with the visual relationship of contributory buildings by proposing a scale of development comparable to that of the adjoining dwellings at 30 and 34 Second Street.	Complies
Section 3 – Form, Massing and Scale			
3.1	Alterations and additions should reflect the bulk, mass, scale, orientation and setbacks of surrounding heritage and contributory items as well as the immediate property.	The proposal has an appropriate scale, bulk and setbacks that reflect the locality, particularly 30 and 34 Second Street.	Complies
3.3	Established or characteristic front setbacks or building alignments are to be retained.	The proposal does not alter the established front setback or building alignments.	Complies
3.4	Alterations and additions should adopt the established pattern of side setbacks of contributory buildings within the HCA.	The proposal has adopted the established pattern of side setbacks of contributory buildings within the HCA.	Complies
Section 5 – Roofs, Dormers, Chimneys and Skylights			
5.1	Original and significant roof forms, materials, finishes and details to roofs are to be retained.	The original and significant roof forms, materials, and finishes of the building front facade are retained.	Complies
5.3	The roof form and detail of the main building and any significant rear wings are to be retained.	The roof form and detail of the main building is largely retained.	Complies
5.10	Chimneys to the rear of buildings may be considered for removal to facilitate new work where they do not form part of the main streetscape appearance of the place.	The chimney is located near the rear of the building and is not visible from the street. The chimney does not form part of the main streetscape appearance of the place in this regard.	Complies

5.11	Skylights are not to be located on the front roof plane of a building. Skylights may be approved on a side roof plane of a building where they do not affect the appearance of the roof from the public domain.	Skylights are not proposed.	Complies
Section 6 – Verandahs, Porches and Balconies			
6.1	Original verandahs, porches and balconies (including structure, detail and roofs) are to be retained.	The original verandah forward of the building line is retained.	Complies
Section 7 – Driveways, Garages and Carports			
7.1	Where car access is available to the rear or side of a property, apart from a driveway (where side access is possible), parking is not permitted forward of the building line (within the front garden area).	Car parking access is available to the rear lane and no alteration to the existing front setback to accommodate a garage, carport or car space is proposed.	Complies
7.11	A maximum of one driveway crossing per building allotment or property, unless it can be demonstrated that the property was historically associated with more than one.	The subject site features one (1) driveway crossing to the rear lane.	Complies
7.12	If a property has an accessible rear lane and where there is an established pattern of rear lane access, vehicular access is to be from the rear and will not be permissible from the main street.	The subject site has an established pattern of rear lane access and no vehicular access from the main street is proposed.	Complies
Section 9 – Landscape Elements			
9.1	All front setbacks are to consist primarily of soft landscaping. The only paved areas in the front setback are the driveways and pathways leading to and around the house.	All front setback landscape features are retained as per existing.	Complies
9.2	Original or early garden layouts that contribute to the significance of the heritage item should not be altered.	The proposal does not alter the original or early garden layout.	Complies
Section 10 - Outbuildings			
10.3	Outbuildings shall be located at ground level and be single storey with a maximum floor to ceiling height of 3m.	The proposed single storey detached garage is located at ground level with a floor- to ceiling height of 2.7m.	Complies

10.4	Outbuildings shall be subservient in size, form and detail to the principal dwelling.	The outbuilding is subservient to the principal dwelling given its height when compared to the first floor addition.	Complies
10.5	The roof form of an outbuilding shall be to the principal dwelling and use a simple hip, gable, or skillion form.	The outbuilding features a gable roof design.	Complies
Section 11 – Windows And Doors			
11.1	Original windows and doors visible from the public domain are to be retained and conserved.	The proposed development does not alter the original windows and door openings visible from the public domain.	Complies
11.5	New windows and doors are to reflect the location, proportion, size, materials sill heights, header treatment and glazing pattern of original windows and doors.		
11.6	The proportion of new windows and doors is to be in keeping with the existing house, including the relationship between solids and voids.	The proportion of new windows and doors is in keeping with the existing house.	Complies
11.7	Extensive areas of glazing are not permitted visible from the public domain.	Extensive areas of glazing are not proposed	Complies
Section 12 – Building Materials, Finishes and Colour			
12.1	A materials and finishes schedule is to be submitted with any proposal for works to a property within a heritage conservation area.	A schedule of materials and finishes has been submitted with the development application.	Complies
12.2	Surviving original materials, finishes, textures and details on elevations visible from the public domain are to be retained and conserved.	Original materials, finishes, textures and details on the street elevations are retained and conserved	Complies
12.4	Original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or unfinished with other mediums must not be rendered, coated, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.	The original brickwork and tessellated tiling are not proposed to be rendered, coated, painted or otherwise refinished in an inappropriate architectural style.	Complies

12.5	Provide external paint schemes that are characteristic of the style of the building in the use of tone, and palette of colours but not necessarily to be limited to standard traditional colour schemes.	The proposed development involves sympathetic materials and colours to complement the heritage conservation area.	Complies
12.6	New materials, finishes, textures and details on elevations visible from the public domain, must be appropriate to the architectural style of the building. Materials may but do not have to replicate original materials, however if different materials are proposed a design statement must be provided to support any visual change to the building and streetscape.	The proposed development is accompanied by a suitable schedule of colours and material finishes.	Complies

Chapter 5.2

Section 2- Dwelling Houses and Outbuildings

2.1 Minimum lot size and frontage

1	The minimum primary street frontage width for dwelling houses is 15m.	The site has an existing primary street frontage width of 7.62m.	Complies
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2.2 Site Coverage

1	<div>All development must comply with the numerical requirements contained in the table below:</div> <table><thead><tr><th>Site Area</th><th>Maximum area of building footprint</th><th>Maximum floor area of all outbuildings</th><th>Maximum site coverage of all structures on a site</th></tr></thead><tbody><tr><td>Up to 449m²</td><td>300m²</td><td>30m²</td><td>60%</td></tr><tr><td>450m² to 599m²</td><td>330m²</td><td>45m²</td><td>50%</td></tr><tr><td>600m² to 899m²</td><td>380m²</td><td>60m²</td><td>40%</td></tr><tr><td>900m² or above</td><td>430m²</td><td>60m²</td><td>40%</td></tr></tbody></table> <div>Table 1: Maximum building footprint, floor area of outbuildings and site coverage</div>	Site Area	Maximum area of building footprint	Maximum floor area of all outbuildings	Maximum site coverage of all structures on a site	Up to 449m ²	300m ²	30m ²	60%	450m ² to 599m ²	330m ²	45m ²	50%	600m ² to 899m ²	380m ²	60m ²	40%	900m ² or above	430m ²	60m ²	40%	<div>The site has a total area of 301.9 m2, a maximum site coverage of 60% applies to all the structures on a site.</div> <div>The development proposes a site coverage of 120 square metres or 39%.</div>	Complies
Site Area	Maximum area of building footprint	Maximum floor area of all outbuildings	Maximum site coverage of all structures on a site																				
Up to 449m ²	300m ²	30m ²	60%																				
450m ² to 599m ²	330m ²	45m ²	50%																				
600m ² to 899m ²	380m ²	60m ²	40%																				
900m ² or above	430m ²	60m ²	40%																				

2.3 Landscaping

1	<div>Deep soil permeable areas must be provided in accordance with the table below:</div> <table><thead><tr><th>Site area</th><th>Minimum deep soil area (% of site area)</th></tr></thead><tbody><tr><td>Up to 449m²</td><td>15%</td></tr><tr><td>450m² to 599m²</td><td>20%</td></tr><tr><td>600m² or above</td><td>25%</td></tr></tbody></table> <div>Table 2: Minimum deep soil areas</div>	Site area	Minimum deep soil area (% of site area)	Up to 449m ²	15%	450m ² to 599m ²	20%	600m ² or above	25%	A minimum deep soil area of 15% applies to the site. The proposal achieves a deep soil landscaped area of 19%.	Complies
Site area	Minimum deep soil area (% of site area)										
Up to 449m ²	15%										
450m ² to 599m ²	20%										
600m ² or above	25%										
2	Deep soil areas must have a minimum dimension of 2.5m.	All deep soil areas have a minimum dimension of 2.5m or more.	Complies								

2.4 Layout and orientation

1	Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load.	The proposed development is orientated to maximise solar access and natural lighting without unduly increasing the building’s heat load.	Complies
2	Site the development to avoid casting shadows	The majority of the proposed	Complies

	onto a neighbouring dwelling's primary living area, private open space and solar cells.	alterations and additions are positioned within the existing building footprint.	
3	Coordinate design for natural ventilation with passive solar design techniques.	Natural ventilation with passive solar design techniques is coordinated into the design by installing window openings on both ends of the dwelling.	Complies
6	Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	Casual surveillance to the street is not compromised by the first-floor addition.	Complies
2.5 Height			
1	Development for the purposes of dwelling houses must not exceed the following numerical requirements: A maximum two storey built form. A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. Finished ground floor level is not to exceed 1m above the natural ground level. Note: Skillion and flat roof forms will be considered on merit.	The proposed development involves a maximum of two (2) storeys with an external wall height of <7 metres to the underside of the eaves. The finished ground floor level does not exceed 1 metre above natural ground level.	Complies
4	Roof top terraces are not acceptable on any building or outbuilding in any residential zone.	No rooftop terrace is proposed in this application.	Complies
2.6 Setback			
2	Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:	The proposed additions retain the front façade and front portion of the existing house. the proposed development is setback by 9.244 metres from the front boundary. A setback of 920mm is proposed to the south boundary. Properties on Second Street often feature side access to the rear with a side setback of approximately 900mm and a nil setback to the other. . The	Complies

	<table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td><ul style="list-style-type: none">Minimum setback of 5.5m from the front boundary.Maximum 2m recess for the main entrance from the front building line.Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</td></tr><tr><td>Side Setbacks</td><td><ul style="list-style-type: none">Minimum setback of 900mm from side boundaries.Alterations and additions may be in line with the existing ground level walls.</td></tr><tr><td>Rear Setbacks</td><td><ul style="list-style-type: none">Minimum setback of 6m from the rear boundary.</td></tr></table> <p>Table 3: Dwelling houses with frontage of 12.5m or less</p> <table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td><ul style="list-style-type: none">Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site.Maximum 2m recess for the main entrance from the front building line.</td></tr><tr><td>Side Setbacks</td><td><ul style="list-style-type: none">Minimum setback of minimum setback of 1m from side boundaries.Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).</td></tr><tr><td>Rear Setbacks</td><td><ul style="list-style-type: none">Minimum setback of 6m from the rear boundary.</td></tr></table> <p>Table 4: Dwelling houses with frontages widths of 12.5m or greater</p>	Setback	Controls	Front Setback	<ul style="list-style-type: none">Minimum setback of 5.5m from the front boundary.Maximum 2m recess for the main entrance from the front building line.Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.	Side Setbacks	<ul style="list-style-type: none">Minimum setback of 900mm from side boundaries.Alterations and additions may be in line with the existing ground level walls.	Rear Setbacks	<ul style="list-style-type: none">Minimum setback of 6m from the rear boundary.	Setback	Controls	Front Setback	<ul style="list-style-type: none">Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site.Maximum 2m recess for the main entrance from the front building line.	Side Setbacks	<ul style="list-style-type: none">Minimum setback of minimum setback of 1m from side boundaries.Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).	Rear Setbacks	<ul style="list-style-type: none">Minimum setback of 6m from the rear boundary.	<p>rear setback from the building is in excess of six (6) metres.</p> <p>The proposed development will retain the existing front, western and rear setbacks and introduce a side setback of 920mm to the eastern boundary.</p>	
Setback	Controls																		
Front Setback	<ul style="list-style-type: none">Minimum setback of 5.5m from the front boundary.Maximum 2m recess for the main entrance from the front building line.Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.																		
Side Setbacks	<ul style="list-style-type: none">Minimum setback of 900mm from side boundaries.Alterations and additions may be in line with the existing ground level walls.																		
Rear Setbacks	<ul style="list-style-type: none">Minimum setback of 6m from the rear boundary.																		
Setback	Controls																		
Front Setback	<ul style="list-style-type: none">Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site.Maximum 2m recess for the main entrance from the front building line.																		
Side Setbacks	<ul style="list-style-type: none">Minimum setback of minimum setback of 1m from side boundaries.Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).																		
Rear Setbacks	<ul style="list-style-type: none">Minimum setback of 6m from the rear boundary.																		
3	External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.	The proposed garage will have 200mm rear setback to match the existing.	Complies																
4	For first floor additions, front and side setbacks may match the ground floor wall alignment of the existing dwelling for a depth of 10m or 50% of the length of the facade, whichever is the greater.	The alterations and additions reduce the southern side setback to 920mm. The new ground floor and first-floor will match the ground wall alignment and is considered suitable as it maintains a setback in excess of 900mm.	Complies																
7	One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.	<p>Only one garage is proposed to be constructed with a 200mm rear setback that adjoins a rear laneway.</p> <p>The garage specifications are in line with the existing garage and would allow for acceptable egress from the site.</p>	Complies																
2.8 General design																			
1	Contemporary architectural designs may be acceptable if: (a) A heritage listing does not apply to the	The site is not a heritage item nor are the immediate neighbours.	Complies																

	<p>existing dwelling or to its immediate neighbours.</p> <p>(b) The proposed addition is not visually prominent from the street or from a public space.</p> <p>(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP</p>	The proposed first-floor addition is recessed from the front boundary on the ground floor.	
2	New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.	The traditional features of the existing dwelling front façade are retained.	Complies
3	Access to upper storeys must not be via external stairs.	Internal stairs are proposed to access the proposed upper storey.	Complies
4	All dwellings must contain one kitchen and laundry facility.	The proposed development contains one kitchen and laundry facility.	Complies
5	Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).	The development retains a portion of the existing dwelling's roof form forward of the proposed development.	Complies
7	Entries to residential buildings must be clearly identifiable.	The development does not alter the existing entry to the dwelling and is identifiable.	Complies
9	A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.	The proposed development has at least one habitable room oriented towards the street.	Complies
12	The primary living area and principal bedroom must have a minimum dimension of 3.5m.	The primary living area and principal bedroom have a minimum dimension of 3.5m	Complies
13	Secondary bedrooms must have a minimum dimension of 3m.	All secondary bedrooms have a minimum dimension of 3m	Complies
14	Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	General storage is provided in addition to bedroom wardrobes and kitchen cupboards.	Complies
17	Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.	<p>The traditional façade with veranda to the building front is retained as existing.</p> <p>Shading devices are proposed for windows.</p>	Complies

18	Facades visible from the street should be designed as a series of articulating panels or elements.	The traditional façade elements with veranda located to the building front are retained as existing.	Complies
31	Windows must be rectangular.	All proposed new windows are rectangular.	Complies
34	Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Windows and openings are appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Complies
2.9 Roof design and features			
1	Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.	The proposed first floor addition uses a simple pitched roof to minimise bulk and scale.	Complies
3	Roof pitches are to be compatible and sympathetic to nearby buildings.	The proposed roof pitch is compatible and sympathetic with the nearby buildings.	Complies
2.10 Solar access and overshadowing			
1	Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.	Primary living areas of dwelling will receive the minimum 3 hours of sunlight between 8.00am and 4.00pm on 21 June. Please refer to the shadow study provided by Corona Projects.	Complies
2	Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area	The private open space at adjoining dwellings will receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm to at least 50% of the open space surface area. The subject site is greatly overshadowing by 34 Second Street. The proposed development will cast an additional shadow on the subject site's private open space area. Strict compliance with the provisions of sunlight is unachievable given the bulk and scale of the adjoining	Acceptable upon merit.
3	Dwellings must comply with the following: (a) At least one living room window and at least 50% or 35m ² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space. (b) Receive a minimum of 3 hours sunlight between 8.00am and 4.00pm on 21 June. (c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.		

4	Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.	<p>property on 34 Second Street and the proposed development. The development will afford a substantial amount of floor area and amenity despite the loss of sunlight to the private open space.</p> <p>It should be noted that the proposed development itself does not reduce the hours of sunlight of neighbouring properties below the minimum.</p> <p>It is deemed that the proposal is acceptable in this regard.</p>	
5	If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property	Neighbouring dwellings achieve the minimum prescribed sunlight. The proposed development does not reduce the neighbouring dwellings solar access below the prescribed minimum.	Complies
8	Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Windows are appropriately located to reduce summer heat load and maximise sunlight in winter.	Complies
2.11 Visual privacy			
2	<p>Minimise direct overlooking of rooms and private open space through the following:</p> <p>(a) Provide adequate building separation, and rear and side setbacks; and</p> <p>(b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.</p>	Direct overlooking is minimised as the north-west elevation features no windows and the south-east only features oblique views to 30 Second Street at the first-floor addition.	Complies
2.12 Acoustic privacy			
1	Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.	The proposed development protects sensitive rooms, such as bedrooms from likely sources of noise.	Complies
2.14 Outbuildings and swimming pools			

1	Council allows a maximum of one outbuilding on a site.	A single garage is proposed on-site.	Complies
2	<p>The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that:</p> <ul style="list-style-type: none"> (a) it is separate from the principal dwelling and any secondary dwelling on the same site, and (b) it is not used as a separate dwelling, and (c) it does not contain cooking facilities, toilet and shower, and (d) it does not function or can be adapted to function for industrial purposes. 	The outbuilding is proposed to be established in conjunction with the principal dwelling. The outbuilding is separated with a frontage to the rear lane, is not used as a separate dwelling, and does not contain cooking facilities. The function of the outbuilding cannot be adapted for industrial purposes.	Complies
3	<p>The maximum site cover of the outbuilding is:</p> <ul style="list-style-type: none"> (a) 36m² where the site is less than 300m² in area (b) 45m² where the site is 300m² to 600m² in area (c) 60m² where the site is greater than 600m² in area. <p>For the purposes of this clause, site cover means the site area covered by the outbuilding and any attached roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like.</p>	The proposed outbuilding is 24 square metres and does not exceed the prescribed minimum.	Complies
4	The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	The outbuilding does not result in the principal dwelling on the site having less than the required landscaped area and private open space.	Complies
5	The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding.	The outbuilding is a single storey.	Complies
6	The maximum building height for the outbuilding is 4.5m above ground level (existing).	The outbuilding, specifically the detached garage fronting the rear lane, is 4.34 metres in height.	Complies
7	The outbuilding must locate behind the front	The outbuilding is located behind	Complies

	building line.	the front building line	
8	The minimum setback to the side and rear boundaries of the site is: (a) zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the Building Code of Australia; or (b) 0.45m for non-masonry walls that do not contain a windows, eaves and gutters; or (c) 0.9m for walls with windows.	The outbuilding does not feature any windows and includes a nil-side setback to the south-eastern boundary. Garages with a nil-side setback are a predominant feature of the rear lane opposite of Second Street. The outbuilding is considered appropriate in this regard.	Complies
10	The maximum roof pitch for the outbuilding is 25 degrees.	The outbuilding features a roof with a pitch of 25 degrees.	Complies

4.1.5 Draft Planning Instruments

Canterbury-Bankstown Council does not have any current Draft Planning Instruments that apply to the proposed development, thus as demonstrated, the development achieves a high level of compliance with the applicable Environmental Planning Instruments.

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social, and economic impacts.

4.2.1 Natural and Built Environment Impacts

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The proposed built form allows the neighbouring sites to retain their access to privacy, solar access, pleasant outlook, and overall residential amenity. The proposed development involves the removal of a tree towards the west, the tree has reached the end of its lifespan. The removal of the tree involves minimal impact given its current state and location at the rear private open space area.



Figure 16: Existing tree and private open space (Corona Projects 2024)

4.2.2 Social and Economic Impacts

The development increases the amenity of the property with the alterations and additions to an existing dwelling including a first-floor addition. The short-term economic impacts are positive, with the generation of employment opportunity through the physical construction stages. The use of high-quality materials will ensure a durable final built outcome, reducing the need to rebuild in the near future, resulting in a positive long term financial and sustainability outcome. The proposal does not engender any negative social or economic outputs.

4.2.3 Heritage Impact Assessment

4.2.3.1 Statutory and non-statutory heritage listings

The subject site is located within the *Ashbury Heritage Conservation Area* under the provision of LEP 2023. The site is not a heritage item, however, located within the vicinity of other heritage items.

Name	Heritage listing	Heritage significance	Policy requirements
Ashbury Heritage Conservation Area	Canterbury-Bankstown Local Environmental Plan 2023 (LEP 2023)	Local	Section 5.10, LEP 2023 (statutory); Chapter 4.3 Heritage Conservation Area, Canterbury-Bankstown

			Development Control Plan 2023 (DCP 2023)
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Table 1: Applicable heritage listings and statutory requirements

4.2.3.2 Statement of Significance

The Statement of Significance for the *Ashbury Heritage Conservation Area (Wattle Hill Precinct)* is as outlined in Canterbury-Bankstown Development Control Plan 2023, Character Statement – Ashbury Heritage Conservation Area is as follows:

The Wattle Hill Precinct of the Ashbury Heritage Conservation Area is of local heritage significance.

The precinct is of local historical significance as an area largely developed by a small number of speculative builders from re-subdivision into the 1920s of the original Wattle Hill subdivision offered for sale between 1914 and 1916. This re-subdivision process created predominantly small allotments (approximately 315–470m²), with a scattering of larger allotments (between 470 and 600m²).

The precinct is of aesthetic significance for:

- *Its grid pattern of relatively wide east-west streets with some laneways in the southern portion.*
- *The uniformity of smaller allotments developed with narrow-fronted 1920s single storey brick freestanding Inter-war California Bungalow style housing.*
- *A majority of housing developed by a small number of speculative builders in the period from 1914 to the 1920s.*

The housing within the precinct has a high level of integrity to the period of initial development.

The housing and streetscapes within the precinct are representative of 1920s speculative residential development in the Council area and beyond.

4.2.3.3 Assessment of Significance

The Wattle Hill Precinct was largely developed by a small number of speculative builders through the subdivision of the original Wattle Hill subdivision, which was offered for sale between 1949 and 1916. The precinct features a grid pattern with relative wide streets with laneways as a common feature to lots. The uniformity of smaller allotments, developed with narrow-fronted 1920s single-storey brick freestanding Inter-war California Bungalow style housing, adds an aesthetic appeal and coherence to the precinct's streetscape. The subject site is contributory to the heritage conservation area by way of its visual representation and uniformity with 30 and 34 Second Street.

The housing and streetscapes within the precinct are representative not only of local 1920s speculative residential development but also serve as a broader example within the Council area and potentially beyond. This makes the precinct significant in terms of its architectural and historical representation within its larger context.

The precinct is of local significance.

4.2.3.4 NSW Assessing Heritage Significance Manual

In accordance with the NSW Office of Environment and Heritage guidelines, an assessment based on several criteria has been undertaken.

Criterion		Comment
a	Historical significance	The precinct is of local historical significance as an area largely developed by a small number of speculative builders from re-subdivision into the 1920s of the original Wattle Hill subdivision offered for sale between 1914 and 1916. This re-subdivision process created predominantly small allotments (approximately 315–470m ²), with a scattering of larger allotments (between 470 and 600m ²).
b	Associational significance	The land is not identified to be of associational significance.
c	Aesthetic significance	Its grid pattern of relatively wide east-west streets with some laneways in the southern portion. The uniformity of smaller allotments developed with narrow-fronted 1920s single storey brick freestanding Inter-war California Bungalow style housing. A majority of housing developed by a small number of speculative builders in the period from 1914 to the 1920s.
d	Social significance	The dwelling is not identified to be of social significance.
e	Cultural significance	The dwelling is considered to be of substantial cultural significance

		as the housing within the precinct has a high level of integrity to the period of initial development.
f	Rarity	The dwelling is not considered to be of rarity.
g	Representativeness	The housing and streetscapes within the precinct are representative of 1920s speculative residential development in the Council area and beyond.

4.2.3.5 NSW Heritage Office – Statement of Heritage Impact Guidelines

The impact of the proposed works has been assessed in respect to the is discussed with reference to criteria raised by the Department of Planning and Environment publication, Guidelines for preparing a Statement of Heritage Impact (2023), in respect to ‘Alterations and additions’

4.2.3.6 Alterations and additions

Criterion		Comment
a	Do the proposed works comply with Article 22 of The Burra Charter, specifically Practice note article 22 — new work (Australia ICOMOS 2013b)?	The proposed works comply with Article 22 of the BURRA Charter, specifically Practice note article 22-new work (Australia ICOMOS 2013b). The new work respects the context, character and scale of the original development and does not overpower it by way of unsympathetic additions.
b	Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)?	The proposed alterations and additions are sympathetic to the heritage conservation area by maintaining the front façade and a substantial portion of the roof form to preserve the contributory building’s presentation to the street. The additions are proposed with sympathetic colour and material finishes to integrate the first-floor addition appropriately.
c	Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item’s setting or any significant views?	The proposed development enhances and reconfigures the layout and landscaping on-site. Currently, the rear setback features an overgrown grass area with a bare tree. The development is not known to feature views of particular significance from the site.
d	How have the impact of the alterations/additions on the heritage item been minimised?	The impacts of the alterations and additions have been minimised by proposing a comparative scale to that of the adjoining developments while maintaining a substantial portion of the roof form and the entirety of the front façade.
e	Are the additions sited on any	The site is not known to be located on any potential significant

	known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated?	archaeological relics. Given the minimal extent of excavation works, the development is unlikely to uncover relics. Should archaeological relics be unearthed during construction, the construction works must cease.
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4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R2 Low Density Residential zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provided is suitable for the scale of the development. The proposed development will feature one (1) parking space and is suitable for the scale.

4.3.3 Hazards

The site is recognised by council as being subject to flood prone land according to the Canterbury-Bankstown planning map. A flood investigation may be sought for the development at the behest of council.

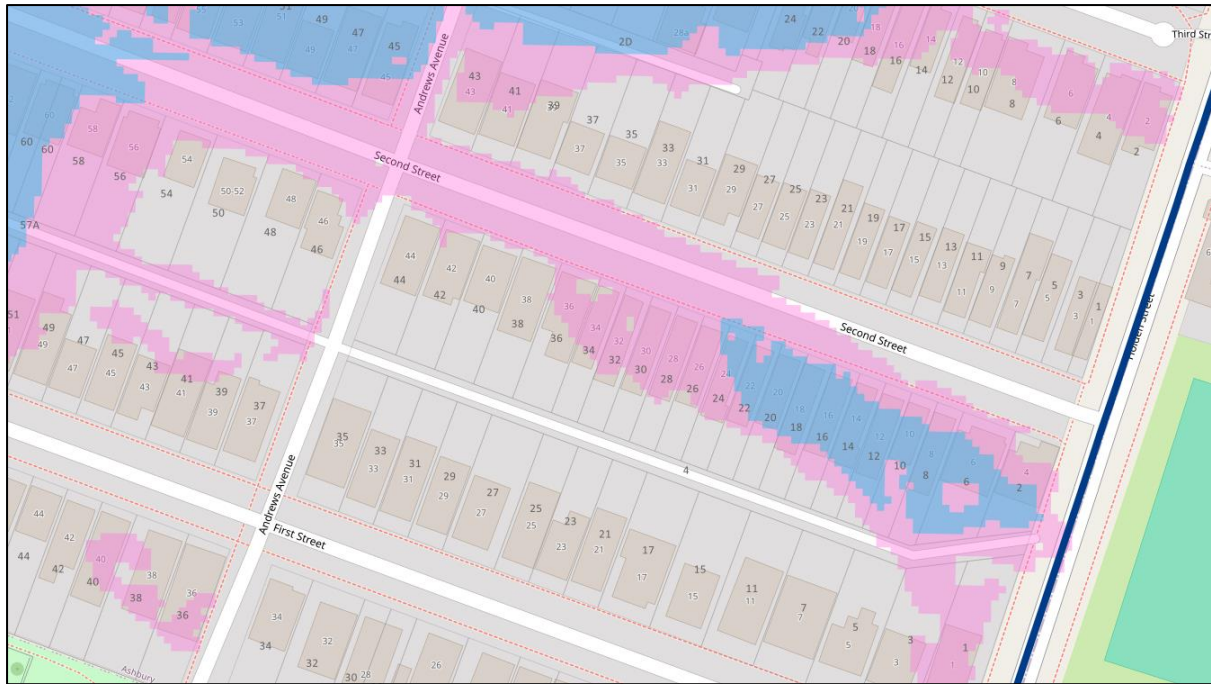


Figure 17: Flood Mapping (Canterbury-Bankstown Planning Map 2024)

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social, and economic impacts. The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a residential development that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social, and economic impacts of the proposed development at 32 Second Street, Ashbury. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 32 Second Street, Ashbury as described in this application is reasonable and supportable, and worthy of approval by Canterbury-Bankstown Council.