

**PROJECT:** Alterations and additions to existing Dual Occupancy  
2 Crieff St, ASHBURY NSW 2193

**CLIENT:** Mr Nahim Ayoub

**SCOPE OF REPORT:** Statement of Environmental Effects

**OUR REFERENCE:** see-2321501

**DATE:** 18 December 2024

---

### 1.0 Name and Address of Applicant

Nahim Ayoub c/- PAVELA ARCHITECTS PTY LTD  
3 Cabarita Road  
Cabarita NSW 2137

### 2.0 Property Description

2 Crieff St,  
ASHBURY NSW 2193

### 3.0 Zoning

Current zoning or the property is R2- Low density residential.

### 4.0 The Site

The existing site known as 2 Crieff St, Ashbury (Lot 1 in DP 514413) and also in the council record known as 44 Melville St is located at the corner of Crieff and Melville streets and is 600.7 square metres..



Image 1: Location plan showing 2 Crieff St, Ashbury.

### 5.0 Details of Existing Use

Judging by appearance the original building was designed as a corner shop with an attached residence. Corner portion of the building is built to the boundary and is two storey in construction. Rear part of the building is somewhat lower but is also two storey. To the street it presents as elevated single storey, while the bottom floor opens to the south of the site where the ground level is considerably lower.



Image 2: Northeast street view of existing building.

According to Council records, the site contains a Dual Occupancy as per Council's DA No 7263/94 dated 1 August 1994 (see Annexure A) which also indicates that the property is known as 44 Melville St.

## 6.0 Details of Proposal



Street View of Alternation and Additions from Melville St



Street View from Crieff St

The aim of alterations and additions is to improve the liability of the existing Dual Occupancy Units. To the corner unit a ground floor bedroom is to be added from the existing rear unit. To the rear unit the proposal is to provide more generous living area and internalise existing car spaces. Overall, the building is to be upgraded internally and externally.

## 6.1 Compliance Table

| 2 Crieff Street, Asbury NSW    |                            | Site Area: 600.7 sqm      |                       |                    | Compliance |
|--------------------------------|----------------------------|---------------------------|-----------------------|--------------------|------------|
|                                | Council requirements       | Proposal                  | Unit 1                | Unit 2             |            |
| Zoning                         | R2 Low Density Residential |                           |                       |                    |            |
| Heritage                       | Heritage Conservation Area |                           |                       |                    |            |
| Site width (min.)              | 15m                        | 12.5m                     | 12.5m                 |                    | Existing   |
| Frontage/ dwelling (min.)      | 7.5m                       | 12.5m, 19.7m              | 12.5m                 | 19.7m              | Existing   |
| Site area (min.)               | 600 sqm                    | 600.7 sqm                 |                       |                    | Yes        |
| Site area/dwelling (min.)      | 300 sqm                    | 300.3 sqm                 |                       |                    | Yes        |
| GFA calculations               |                            |                           |                       |                    | Yes        |
| - Lower Ground (sqm)           |                            | 35.3                      | 0                     | 35.3               |            |
| - Ground (sqm)                 |                            | 204.7                     | 57.8                  | 146.9              |            |
| - First Floor (sqm)            |                            | 54                        | 54                    |                    |            |
| FSR (max. sqm)                 | 0.5:1 or 300.5 sqm max     | 294                       |                       |                    | Yes        |
| Heights (max.)                 |                            |                           |                       |                    |            |
| -Roof                          | 8.5 m                      | less than 8.5 m           | existing              | less than 8.5 m    | Yes        |
| -Wall                          | 7 m                        | 7 m                       | existing              | less than 7 m      | Yes        |
| Setbacks (min.)                |                            |                           |                       |                    |            |
| -Street (m)                    | 6                          | 0                         | existing zero setback | N/A                | Yes        |
| -Side Street (m)               | 3.5                        | 4.25                      | existing zero setback | existing and 5.439 | Yes        |
| -Side - Two Storey (m)         | 1.2                        | 2.27                      | existing zero setback | 2.27               | Yes        |
| -Rear (m)                      | 6                          | 8.36                      | existing              | 8.36               | Yes        |
| Private open Space (min. sqm.) | 50sqm, 5x5 min.            | 70.6sqm, 225.2sqm         | 70.6                  | 225.2              | Yes        |
| Landscaped Area (min. sqm.)    |                            | 202.9                     | 22.8                  | 180.1              |            |
| Parking                        | 2 car spaces per dwelling  | 2 car spaces per dwelling | 2 car spaces          | 2 car spaces       | Yes        |

## 6.2 General

The aim of alterations and additions is to improve the liability of the existing Dual Occupancy Units. To the corner unit a ground floor bedroom is to be added from the existing rear unit. To the rear unit the proposal is to provide more generous living area and internalise existing car spaces. Overall, the building is to be upgraded internally and externally.

## 6.3 Site Requirements

For dual occupancies min site area is 600 sqm with a frontage of 15m.

Current site is just over 600smq however while the width generally is over 15m, it tapers to a width of 12.5m at the Crieff St frontage.

Regardless, the existing Site already has a legally approved dual occupancy which will only be altered and added to.

The proposed floor area with the addition will be 294qm which is well within maximum allowance. Please refer to Landscape and calculation plans for details.

## 6.4 Private Open Space

In accordance with Canterbury Bankstown DCP 2023, minimum of 50 sqm with a width of 4 m need to be provided. Similarly, a 2.5x2.5m outdoor dining area per dwelling is required.

Eastern corner unit has an existing private open space in south of the dwelling partially shared with the driveway, and a generous roofed area previously used as a carport. area for outdoor dining. Total area meets the minimum requirements, however the proposal is to add some garden beds to soften the appearance.

Western or rear dwelling has a generous backyard that wraps to the south of the property, and a covered outdoor area facing the backyard on both levels.

For further information please refer to Landscape and Calculation Plans.



## **6.5 Layout and Orientation**

The existing corner unit is already there as is, and there is not much improvement that can be done, however the rear unit addition has been designed to take advantage of eastern backyard and northern solar access. New extended areas including outdoor verandahs and decks have a direct access to external private open space.

## **6.6 Floor Space Ratio (FSR)**

In accordance with Canterbury-Bankstown Local Environmental Plan 2023, floor space ratio 0.5:1 permits a total Gross Floor Area of 300.3sqm.

The proposed floor area with the addition will be 294qm which is well within maximum allowance. For further information please refer to Landscape and Calculation Plans.

## **6.7 Building Height**

In accordance with Canterbury-Bankstown Local Environmental Plan 2023 maximum building height is 8.5m while in accordance with Canterbury Bankstown DCP 2023 maximum wall height is 7 m. Ground floor should be not more than 1m high from natural ground level.

New extended areas area all within these requirements.

## **6.8 Setback Controls**

In accordance with Canterbury Bankstown DCP 2023 the following setbacks apply:

- *Minimum setback of 6m from the front boundary.*
- *Maximum 2m recess for the main entrance from the front building line.*
- *Minimum setback of 1.2m from side boundaries.*
- *Corner lots: minimum setback of 3.5m from the secondary street frontage (the longer street boundary).*
- *Minimum setback of 6m from the rear boundary*

Existing building does not meet the setback requirements to street and side street, however the new addition to rear dwelling comply with both side street, rear and side setback requirement.

## **6.9 Building Depth**

The building depth should not be more than 25m with the exception of the corner sites where 35m building depth applies.

Proposed overall building depth including outdoor deck is within 35m length limit.

## **6.10 Building Design**

New alterations and additions have been designed to conserve the fabric of existing building, while adding new components in contrasting materials and classical design elements such as face brick, copper-look cladding and simple gable roof design.

Layout of the building provides for active street surveillance, front doors easily visible and accessible from street.

## **6.11 Fencing**

Existing fencing is to be maintained in general, and current metal fence along Melville Street is to be removed to provide more open area for landscaping and better street presentation.

#### **6.12 Solar Access and Overshadowing**

Existing building and proposed extension do not have a great impact to the southern properties as this backyards butt up to the southern side boundary. The houses are considerably further south and hence the overshadowing is not a significant issue.

#### **6.13 Visual Privacy**

The proposed rear extension has a full height wall to Terrace to provide privacy to southern neighbour, while the sill of the new Dining room window has been lifted 1.6m to sill to prevent overlooking.

#### **6.14 Acoustic Privacy**

New addition has an outdoor entertainment area that faces the street and away from adjoining backyards. Existing corner dwelling has the private open space facing the street and shielded from southern neighbour by rear garage building.

#### **7.0 Conclusion**

In concluding, we submit that the proposed Alterations and additions comply with the aims of Council's Development Control plans. All environmental issues have been considered, and in our opinion the proposal positively responds to its surrounding.

Accordingly, we respectfully request Council to give favourable consideration to the application.

# ANNEXURE 'A'



**CANTERBURY CITY COUNCIL**  
CITY OF CULTURAL DIVERSITY

Administration Centre, 137 Beamish Street,  
CAMPSIE N.S.W. 2194  
DX: 3813 Campsie  
Telephone: (02) 789 9300  
Fax: (02) 789 1542

Please address all correspondence to:  
MR. JIM MONTAGUE  
GENERAL MANAGER  
P.O. BOX, 77, CAMPSIE 2194

**APPLICANT:**



**D.A. NO:** 7263/94  
**FILE NO:** 215/2D  
DCU217/94.dcu/3

**NOTICE OF DETERMINATION  
OF  
DEVELOPMENT APPLICATION**

**PROPERTY:** 2 Crieff Street, Ashbury (also known as 44 Melville Street).

**DEVELOPMENT:** Attached Dual Occupancy.

Canterbury City Council as consent authority under the provisions of the Environmental Planning and Assessment Act 1979, hereby gives notice pursuant to Section 92 of the Act, that the Development Application described above has been determined in the following manner:-

**THAT the application be APPROVED subject to the following conditions:-**

- 1 ✓ The development being carried out substantially in accordance with plans received by Council on 19th May, 1994 and amended plans received on 1st July, 1994 except where amended by the conditions of consent.
- 2 ✓ Three off-street car spaces being provided in accordance with the submitted plans.
- 3 ✓ A contribution being paid to Council, and being used only for or towards the cost of acquiring or improving parkland within the area. The contribution is currently assessed at \$6,200 and is to be paid prior to the release of approved building plans. If the contribution is not paid within 12 months of the date of this consent, the amount will be reassessed in accordance with Council's requirements at the date of payment.
- 4 ✓ Landscaping of the site being upgraded and maintained to Council's satisfaction.
- 5 ✓ Full details of building materials being submitted with the building application and being approved by Council's Director of Planning prior to release of the Building Plans. The proposed building materials should be compatible in design, size and colour with the existing building located on the site.

**CTD**





DA. NO: 7263/93  
FILE NO: 215/2D

CTD

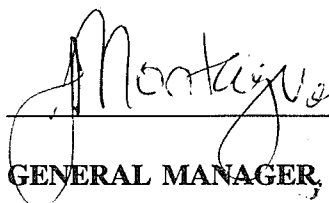
**You are also advised:-**

- 1 The building is now classified under the Building Code of Australia as CLASS 2 - Dual Occupancy.
- 2 Council requires:-
  - 2.1 The submission of a Building Application complying with the requirements of the Local Government Act and Building Code of Australia, for the proposed building works, and such works being completed prior to the commencement of the approved use.
  - 2.2 Arrangements being made to the satisfaction of the Director of Health and Building Services for the disposal of domestic waste material arising from the premises.
  - 2.3 The existing building being renovated to the satisfaction of the Director of Health and Building Services prior to the commencement of the use.
  - 2.4 The underside of the "first floor southern bedroom" (including the underside of the sides and undersides of its floor beams, if any) having a resistance to the incipient spread of fire of not less than sixty minutes.
- 3 An additional garbage levy will be raised upon completion of the dual occupancy.
- 4 The Development Consent hereby granted will automatically lapse and become void within two years from the consent date pursuant to Section 99(2) of the Act unless the development has substantially commenced within that time.

Council's decision was made after consideration of the matters listed under Section 90 of the Environmental Planning and Assessment Act 1979. Should an applicant be dissatisfied with the determination of the consent authority, Section 97 of the Act confers a right of appeal to the Land and Environment Court within 12 months of the date of this notice.

1 - AUG 1994

DATE FROM WHICH CONSENT OPERATES

  
GENERAL MANAGER



Building Application No. 549/88  
File No. 584/44 B  
(CDCAA07981/11)

CANTERBURY MUNICIPAL COUNCIL

Local Government Act, 1919 (as amended)

NOTICE TO APPLICANT OF DETERMINATION OF  
A BUILDING APPLICATION

Applicant:



SCHEDULE A:

Building Application No.: 549/88  
Property: 44 Melville Street, Ashbury.

Description of Proposed Building: Erection of a patio awning; and brick fencing along section of Melville Street boundary alignment.

Classification of Building under Ordinance No. 70:

The Council of the Municipality of Canterbury as the responsible authority under the provisions of the Local Government Act, 1919 (as amended) hereby gives notice pursuant to section 314 of the Act, that the Building Application relating to Schedule A has been determined in the manner set out in Schedule B.

You are advised that:

- Section 314 of the Act confers on an applicant who is dissatisfied with the determination of a building application a right of appeal to the Land and Environment Court. The necessary appeal forms may be obtained from any Clerk of Petty Sessions or direct from the Court.
- Council's decision was made after consideration of the matters listed under section 313 of the Local Government Act, 1919 (as amended), Ordinances administered by Council and the relevant policy code adopted by Council.

B/A collected 11-7-88

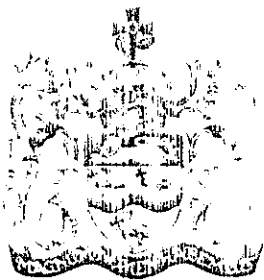
30th June, 1988.

DATE OF NOTICE

137 Beamish Street, Campsie, P.O. Box 77, Campsie 2194  
DX 8569 Burwood

*J. Montague*  
TOWN CLERK

Telephone 789 2333



Building Application No. 549/88

File No. 584/44 B

## NOTICE TO APPLICANT OF DETERMINATION OF A BUILDING APPLICATION

### SCHEDULE B

The application has been approved subject to the following conditions:—

1. The plans and specifications as submitted being amended to provide for suitable reduction to the awning height to the requirements of the Chief Health & Building Surveyor.
2. The plans and specifications as amended complying with the relevant requirements of the Local Government Act, 1919 (as amended) and Ordinance 70.
3. The satisfactory disposal of all roofwater to Council's requirements.
4. The proposed building works being erected wholly within the boundaries of the subject site.
5. The implementation of adequate care during the course of building operations to ensure no interference or inconvenience to any member of the public.
6. The provisions of Council's Tree Preservation Order being observed as detailed on relevant Council advice dated 27th May, 1988.
7. Appropriate application being made to Council's Engineering Department for provision of a suitable vehicular crossing, at the property owner's cost.

You are also advised:—

- (A) This Building approval will become void if the building work is not substantially commenced within a period of twelve (12) months from the date hereof
- (B) The stamped approved plans together with the necessary Building Permit must be collected prior to the commencement of any building work
- (C) The stamped plans and Building Permit will not be released until the following fees have been paid:—

|   |           |
|---|-----------|
| (1) Additional Building Fee                     | \$ 200.00 |
| (2) Damage Deposit                              | \$        |
| (3) Builders' Licensing Board Insurance Premium | \$        |
| OR  |           |
| Production of an appropriate receipt or licence |           |

30th June, 1988.

DATE OF NOTICE

*J. Montague*  
TOWN CLERK