



# STATEMENT OF ENVIRONMENTAL EFFECTS

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ALTERATIONS AND ADDITIONS TO  
EXISTING SEMI-DETACHED DWELLING HOUSE

107 CRINAN STREET  
HURLSTONE PARK NSW 2193  
LOT A DP 445203

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# 1 INTRODUCTION

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This Statement of Environmental Effects (SEE) has been prepared to support a Development Application for alterations and additions to the existing semi-detached dwelling house on the site located at 107 Crinan Street, Hurlstone Park. This SEE evaluates the proposed development for its compliance with the statutory controls embodied in various statutory planning instruments and demonstrates that the development is consistent with the aims and objectives of these instruments. In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act (1979) as amended.
- The Environmental Planning and Assessment Regulation.
- Canterbury-Bankstown Local Environmental Plan 2013 (CBLEP 2013).
- Canterbury-Bankstown Development Control Plan 2023 (CBDP 2013).
- Canterbury Bankstown Draft Housing Strategy.
- Various State Environmental Planning Policies.

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complementary and compatible with the area. This SEE provides a description of the subject site and surrounds, an identification of the development proposed by this application and an assessment of the perceived impacts of this proposal for the matters contained within Section 4.15 of the Environmental Planning & Assessment Act, 1979 (EP&A Act), as amended. Specifically, this SEE provides the following information:

- **SECTION 2** provides a description of the subject site and surrounding locality.
- **SECTION 3** provides a detailed description of the proposed development.
- **SECTION 4** provides an assessment of the proposed development against the relevant planning objectives and controls in accordance with Section 4.15(1) of the EP&A Act.
- **SECTION 5** provides a summary and conclusion.

## 2 SITE ANALYSIS

### 2.1 CONTEXT ANALYSIS

The subject site at 107 Crinan Street, Hurlstone Park is located within the Canterbury-Bankstown Council Local Government Area (LGA). Residential development within Hurlstone Park is not defined by a single architectural style, but instead ranges from original dwellings to more contemporary developments. The past few years have seen many new homes being constructed in Hurlstone Park and older dwellings undergoing extensive renovations. Future residential development in the locality is to preserve and enhance the landscape setting of the area and achieve compatibility with the established low to high density residential characteristic.

While the immediate area is characterised predominately by low to medium density residential development in the form of multi dwelling housing, dual occupancies and detached dwelling houses, the site is within close proximity to infrastructure such as schools, shops, transport and recreational facilities. As a result, the site is considered to be in an ideal location that enjoys ease of access to a variety of services that promote social and economic activity within Hurlstone Park.

### 2.2 SITE ANALYSIS

The subject site is located at 107 Crinan Street, Hurlstone Park and is legally defined as Lot A DP 445203. The site is arranged on a north-east to south-west tangent and is orientated to address the site frontage of Crinan Street to the south-west. The site slopes downwards from the front boundary to the rear. The aerial image below shows the orientation of the subject site and its location relative to surrounding properties.

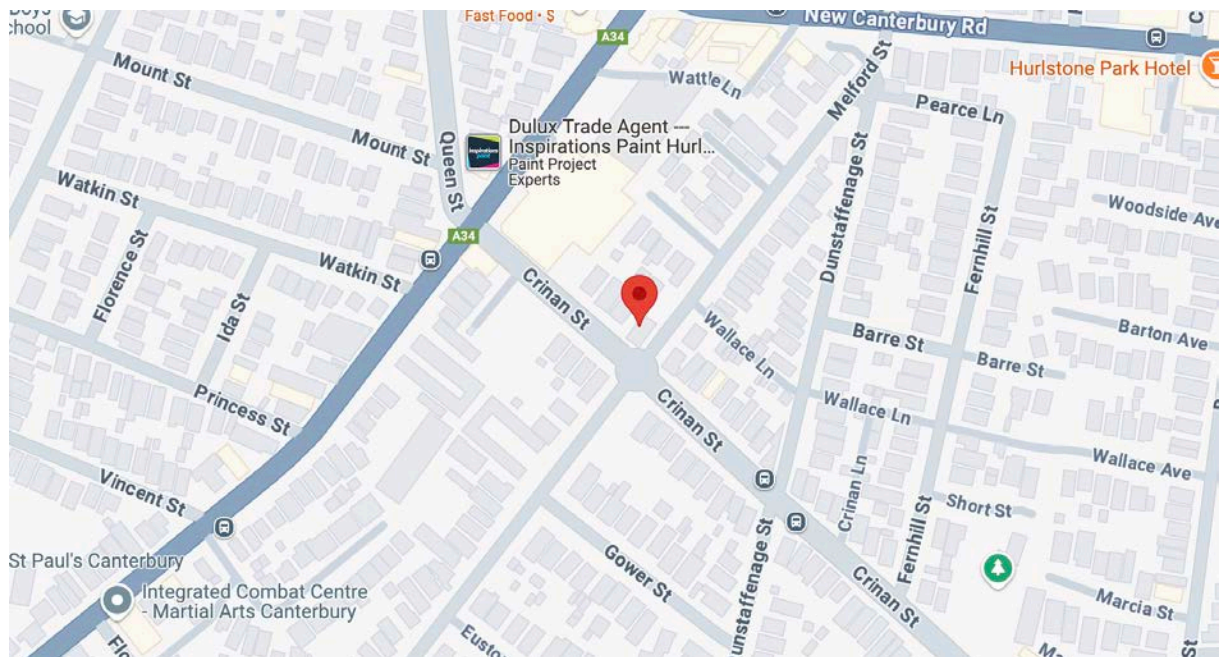


Figure 1: Aerial View of Subject Site and Surrounding Properties

The site is irregular in shape, with a 9.74m frontage to Crinan Street and a 7.39m rear boundary due to the stepped-in south-eastern side boundary. The total site area is 334.1m<sup>2</sup>. The site presently contains a traditional single storey semi-detached dwelling house with a sub floor level below. The building is of brickwork and architectural render construction with a pitched and tiled roof form, a detached single carport and driveway access from Crinan Street. Images of the subject site are shown below.



## 2.3 SITE IMAGES



Figure 2: View of Subject Site from Crinan Street



Figure 3: View of Subject Site from Crinan Street

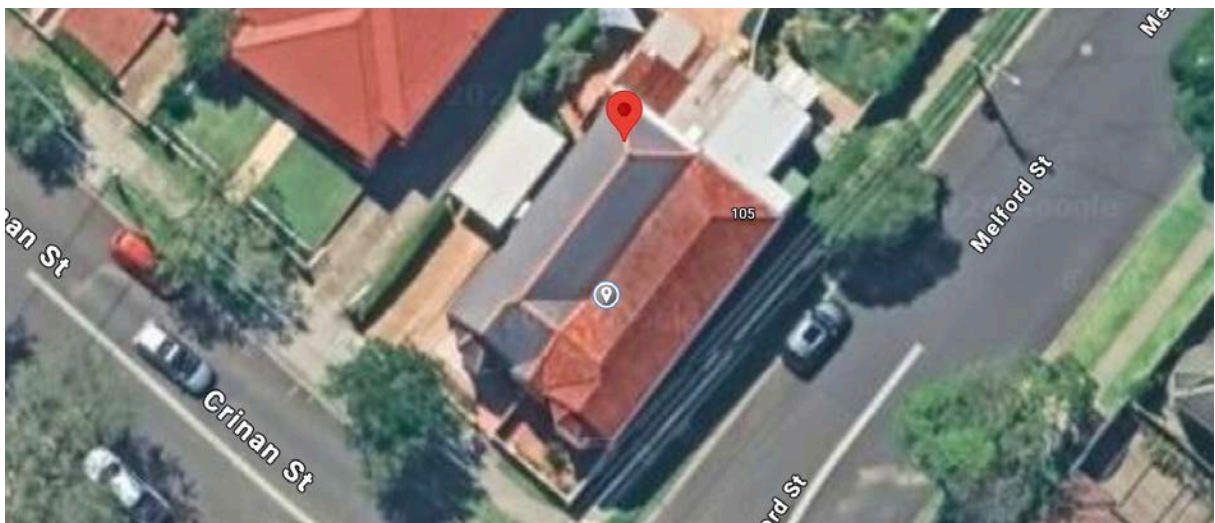


Figure 4: Aerial View of Subject Site



## 2.4 STREETScape ANALYSIS

The surrounding streetscape is predominately defined by single and two storey attached and detached dwelling houses, dual occupancies and multi dwelling housing developments in a variety of architectural styles, commensurate with the R3 – Medium Density Residential zoning of the area. To the immediate south-east of the subject site at 105 Crinan Street, Hurlstone Park is the adjoining single storey semi-detached dwelling house that is also of brickwork and architectural render construction with a pitched and tiled roof form shared with the subject dwelling. The adjoining dwelling is shown at **Figure 5** below.



**Figure 5:** 105 Crinan Street, Hurlstone Park

To the immediate north-west of the subject site at 109 Crinan Street, Hurlstone Park is a single storey detached dwelling house of brick construction with a pitched and tiled roof form. The adjoining dwelling is shown at **Figure 6** below.



**Figure 6:** 109 Crinan Street, Hurlstone Park

### 3 PROPOSED DEVELOPMENT

This Development Application is made for alterations and additions to the existing semi-detached dwelling house on the site located at 107 Crinan Street, Hurlstone Park. The proposed works are to be undertaken in accordance with the Architectural Plans submitted with this application. Specifically, the proposed development comprises the following works:

- Demolition of existing driveway and carport
- Construction of new driveway and carport
- Construction of new sub floor and retaining walls
- Extension of existing ground floor level to the rear

The intention of the proposed development is to achieve the development potential of the site and satisfy the housing and amenity needs of the residents. The proposed development will not adversely affect the adjoining land or open spaces in terms of overshadowing, views, privacy or visual intrusion. The final design of the development achieves a seamless integration with the existing building on the site and is consistent with the existing and desired future characteristics of Crinan Street and the wider Hurlstone Park locality.

#### 3.1 DEMOLITION

To facilitate the proposed development, the existing driveway, carport and W/C are to be demolished in accordance with the Demolition Plan submitted with this application. Consideration will be given to the re-use of materials at construction stage.

#### 3.2 PROPOSED LAND USE AND BUILT FORM

The proposal seeks development consent from Council for alterations and additions to the existing dwelling house on the site located at 107 Crinan Street, Hurlstone Park. This includes the following elements:

SUB FLOOR LEVEL
<ul style="list-style-type: none"><li>• Construction of new sub floor</li><li>• Construction of new stair access to ground floor level</li><li>• Construction of new retaining wall and timber sleeper to north-west boundary</li></ul>
GROUND FLOOR LEVEL
<ul style="list-style-type: none"><li>• Extension of existing ground floor level to provide the following:<ul style="list-style-type: none"><li>○ W/C</li><li>○ Bathroom</li><li>○ Open plan kitchen, living and dining area</li><li>○ Rear balcony</li></ul></li></ul>

The final development has the following site dimensions:

AREA	CALCULATION
Site Area	334.1m <sup>2</sup>
Proposed Gross Floor Area	156.49m <sup>2</sup>
Proposed Site Coverage	178.12m <sup>2</sup>
Proposed Deep Soil Zone	59.47m <sup>2</sup>

#### 3.3 LANDSCAPING WORKS

As detailed on the Architectural Plans and Landscape Plan submitted with this application, the proposed development enhances landscaping throughout the site, providing 59.47m<sup>2</sup> of deep soil zone. The existing hardstand surface at the rear of the site is to be removed and replaced with grass for the amenity of the residents. Proposed landscape treatment is commensurate with the works and will help to soften the appearance of the built form, whilst contributing to the well-maintained landscape characteristic of the locality.

### 3.4 SITE ACCESS AND CAR PARKING

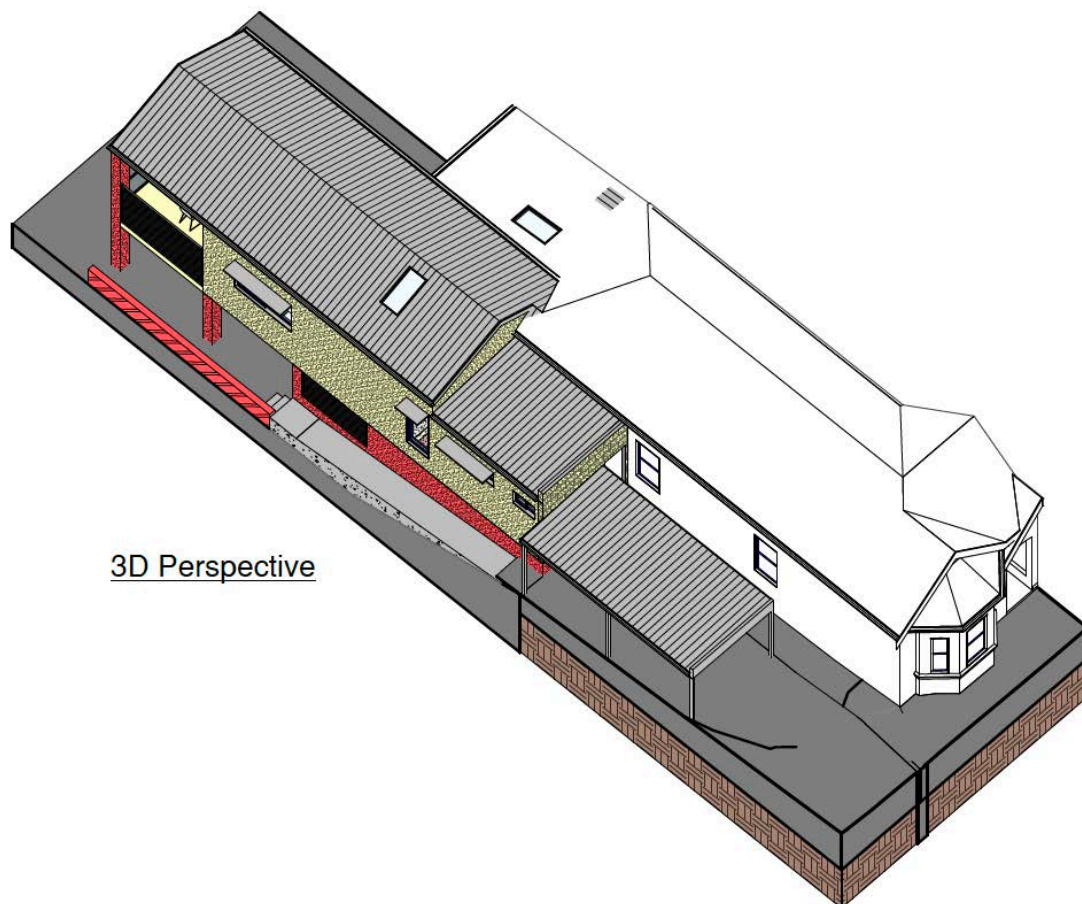
The existing concrete driveway access from Crinan Street is to be demolished and replaced with a new concrete driveway. The existing single carport is also to be demolished and replaced with a new carport with a low-pitched roof profile that is sympathetic of the roof form of the existing dwelling house and the extended ground floor built form.

### 3.5 PRIVATE OPEN SPACE

The proposed development retains and enhances the existing private open space area at the rear of the dwelling house in the form of a new balcony on the ground floor level that is accessed directly from the open plan kitchen, living and dining area, as well as new grass to the backyard, replacing the existing concrete. The private open space area will support a range of recreational uses for the amenity of the residents. The private open space area is orientated to the north-east and will receive maximum solar access.

### 3.6 EXTERNAL APPEARANCE AND DESIGN

The proposed development has been designed to integrate seamlessly with the existing dwelling house on the site and respond to the built form characteristics of the streetscape. The proposed additions will appear as subordinate to the original structure and will maintain the architectural language of the building. The façade of the dwelling house is retained including the architectural render, bay windows and roof detailing. The proposed extension to the ground floor level is recessed behind the original roof form and is of architectural render construction to present to adjoining properties as a seamless building. The proposed carport achieves a modest design, with a simple pitched roof form to reflect the façade detailing and roof profile of the original dwelling house. A perspective image of the proposed development is shown below.



**Figure 7:** Perspective Image of Proposed Development



## 4 PLANNING ASSESSMENT

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### 4.1 CANTERBURY BANKSTOWN DRAFT HOUSING STRATEGY

The Canterbury Bankstown Draft Housing Strategy provides an overarching, city wide framework for the provision of housing across Canterbury Bankstown, aligning the approaches and strategies of the two former local government areas within the City. The Strategy identifies that housing in Hurlstone Park will provide a mix of dwelling types in a built form that is compatible with the local character. Housing will have good access to jobs and community facilities. The proposed development is consistent with the future desired character of Hurlstone Park in contributing to a form of low impact residential development that retains the predominant built form characteristics of the streetscape and the pair of semi-detached dwellings. The location of the subject site ensures that the residents can take advantage of nearby public transport, shopping, services and medical facilities.

### 4.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The new State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) consolidates three SEPPs and is effectively a house keeping measure and does not introduce any substantive changes to the legal provisions. Chapter 4 of the Resilience and Hazards SEPP introduces planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected. A review of historical aerial images has revealed that the site has historically been used for residential purposes. No evidence of fill, mines, sheep dips, mixing sheds or contaminating industrial activities are known to have been located on the site from the review of site history. As such, the site is considered highly unlikely to be contaminated and is suitable for the proposed development in accordance with the provisions of Chapter 4.

### 4.3 STATE ENVIRONMENTAL PLANNING POLICY – SUSTAINABLE BUILDINGS (2022)

State Environmental Planning Policy – Sustainable Buildings (2022) (Sustainable Buildings SEPP) requires all residential development in New South Wales to achieve a minimum target for energy efficiency, water efficiency and thermal comfort. The proposed development has been assessed in accordance with the relevant provisions of the Sustainable Buildings SEPP. It is demonstrated on the BASIX Certificate submitted with this application that the proposal achieves the required rating for energy efficiency, water efficiency and thermal comfort.

### 4.4 CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

The Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) is the principal planning instrument that governs all development within the Canterbury-Bankstown LGA. The objectives and provisions of the plan that relate to the proposed development are discussed below.

#### 4.4.1 LAND USE ZONING

The subject site is zoned R3 - Medium Density Residential under the CBLEP 2023. The objectives of the R3 zone are as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium 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 allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.*
- *To ensure suitable landscaping in the medium density residential environment.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.*

- *To promote a high standard of urban design and local amenity.*

The proposed development achieves the objectives of the R3 zone by contributing to a form of low impact residential development to meet the housing and amenity needs of the residents. The proposed development does not require the removal of significant vegetation from the site, but will enhance deep soil landscaping. The design of the development is in keeping with the residential characteristics of the existing semi-detached dwelling house and the surrounding streetscape. The final development will set a desirable precedence for future development in Hurlstone Park.

Developments permitted with and without consent within the R3 zone are detailed in the table below. Alterations and additions to semi-detached dwelling houses is permitted within the R3 zone with development consent from Council.

#### **4.4.2 DEMOLITION**

Clause 2.7 of the CBLEP 2023 requires that the demolition of a building or work may be carried out only with development consent. To facilitate the proposed development, the existing driveway, carport and W/C are to be demolished in accordance with the Demolition Plan submitted with this application. Consideration will be given to the re-use of materials at construction stage.

#### **4.4.3 HEIGHT OF BUILDINGS**

Clause 4.3 of the CBLEP 2023 requires that the height of a building on any land is not to exceed the maximum height shown for the land of the Height of Buildings Map. The maximum building height for the subject site is 8.5m. The proposed development has a maximum building height of 6.798m.

#### **4.4.4 FLOOR SPACE RATIO**

Clause 4.4 of the CBLEP 2023 requires that the maximum floor space for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. The site is subject to a maximum floor space ratio of 0.5:1. The final development has a gross floor area of 156.49m<sup>2</sup> which equates to a compliant floor space ratio of 0.46:1.

#### **4.4.5 HERITAGE CONSERVATION**

Clause 5.10 of the CBLEP 2023 states that development consent is required for any works impacting on a Heritage Item, Aboriginal object or Heritage Conservation Area identified on the Heritage Map. The subject site is not identified as a Heritage Item and is not located within a Heritage Conservation Area.

#### **4.4.6 BUSHFIRE HAZARD REDUCTION**

Clause 5.11 of the CBLEP 2023 makes provision relating to the carrying out of development on bush fire prone land. The subject site is not located on bushfire prone land.

#### **4.4.7 FLOOD PLANNING**

Clause 5.21 of the CBLEP 2023 applies to development within the Flood Planning Area. The subject site is not identified as flood prone land.

### **4.5 CANTERBURY DEVELOPMENT CONTROL PLAN 2023**

The Canterbury-Bankstown Development Control Plan 2023 (CBDP 2023) provides more detailed objectives and controls to guide the form of development across the Canterbury-Bankstown LGA. The table below provides a compliance assessment of the proposed development against the relevant controls of the CBDP 2023.

## CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

PART 2.3 – TREE MANAGEMENT		
DCP CONTROL	ASSESSMENT	COMPLIANCE
<b>TREE MANAGEMENT</b>		
A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy, lop or otherwise remove a substantial part of any prescribed tree defined in clause 2.3 or carry out excavation and earthworks within the tree protection zone except with a permit from Council and subject to any conditions specified in the permit.	The proposed development does not require the removal of significant trees or vegetation.	Yes
PART 3.2 – PARKING		
<b>OFF-STREET PARKING RATES</b>		
Dwelling houses: <ul style="list-style-type: none"> <li>2 car spaces per 3 or more bedrooms</li> </ul>	The proposed development involves a new single carport on the site. There is also provision for an additional car parking space on the hardstand driveway.	Yes
<b>ACCESS DRIVEWAY WIDTH AND DESIGN</b>		
The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road.	The proposed development involves the demolition of the existing driveway and replacement with a new driveway that has been designed in accordance with the relevant Australian Standards and will provide safe and convenient access to the site.	Yes
The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage road type and the number of parking spaces served by the access facility.	The proposed driveway width will provide suitable access to the site whilst allowing for a parked vehicle.	Yes
Driveway widths for existing dwellings and extensions to the existing properties are assessed on their merits.	As above, the proposed driveway width will provide suitable access to the site whilst allowing for a parked vehicle.	Yes
CHAPTER 5 – RESIDENTIAL ACCOMODATION		
<b>MINIMUM LOT SIZE &amp; FRONTAGE</b>		
Minimum 15m width, measured at the street boundary. On corner lots, this means the short boundary.	The subject site has a frontage of 9.74m to Crinan Street however there is an existing semi-detached dwelling house on the site.	N/A
Each dwelling is required to have a minimum frontage width of 7.5m.	The subject site has a frontage of 9.74m.	Yes
<b>PRIVATE OPEN SPACE</b>		

Dual occupancy and semi-detached dwellings with a frontage of 7.5m or greater must provide a minimum of 50m <sup>2</sup> of private open space.	128.29m <sup>2</sup> of private open space is proposed at the rear of the site in the form of new landscaped open space.	Yes
Dual occupancy and semi-detached dwellings must provide one area of private open space with a minimum dimension in any direction of 4m.	The proposed private open space area exceeds the minimum dimension requirements.	Yes
Dual occupancy and semi-detached dwellings must provide one area at least 2.5m x 2.5m suitable for outdoor dining facilities.	The proposed private open space area exceeds the minimum dimension requirements for an outdoor dining area. There is also sufficient space on the proposed balcony for outdoor dining that directly adjoins the open plan kitchen, living and dining area.	Yes
<p>The design of private open space must satisfy the following criteria:</p> <ul style="list-style-type: none"> <li>a) Be located at ground level to the rear of an allotment behind the dual occupancy.</li> <li>b) Be located adjacent to the main living areas, such as a living room.</li> <li>c) Have a maximum gradient of 1:50.</li> <li>d) The principal area of open space for each dwelling may comprise a combination of privacy screens, sun-shading devices and landscaped areas.</li> <li>e) Be designed to prevent direct overlooking from a public place or from neighbouring buildings.</li> <li>f) Be designed to accommodate both recreation and service activities.</li> <li>g) Include a suitably screened area for clothes drying facilities.</li> <li>h) Be oriented to provide maximum exposure to midwinter sunlight whilst optimising privacy.</li> </ul>	The proposed development retains and enhances the existing private open space area at the rear of the dwelling house in the form of a new balcony on the ground floor level that is accessed directly from the open plan kitchen, living and dining area, as well as new grass to the backyard, replacing the existing concrete. The private open space area will support a range of recreational uses for the amenity of the residents. The private open space area is orientated to the north-east and will receive maximum solar access.	Yes
Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area.	The proposed development provides 59.47m <sup>2</sup> of deep soil zone on the site which is a significant improvement to the current site condition.	Yes
<b>LAYOUT AND ORIENTATION</b>		
Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.	The proposed development has orientated living and private open space areas to the north-east to receive maximum solar access.	Yes
Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.	The proposed development is contained to a suitable envelope and appropriately responds to the natural topography of the land to minimise overshadowing of adjoining properties.	Yes
Coordinate design for natural ventilation with passive solar design techniques.	Natural ventilation is achieved through the incorporation of windows and opening on each building elevation.	Yes
Site new development and private open space to avoid existing shadows cast from nearby buildings.	The orientation of the living and private open space areas to the north-east and location at the rear of the dwelling house will ensure they receive maximum solar access.	Yes
<b>HEIGHT</b>		
<p>Development for the purposes of dual occupancy and semi-detached dwellings must not exceed the following numerical requirements:</p> <ul style="list-style-type: none"> <li>a) A maximum two storey built form.</li> </ul>	The proposed development retains the current form of the dwelling house, comprising a sub floor level with ground floor above. The proposed development has a maximum building height of 6.913.	Yes



b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.		
c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.		
<b>RETAINING WALLS</b>		
Walls that would enclose a sub-floor area: a) Maximum 2m for steeply sloping land; and b) Maximum 1m for all other land.	Proposed walls to the subfloor level have a maximum height of 2m due to the slope of the land.	Yes
Retaining walls that would be located along, or immediately adjacent to, any boundary: a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and b) Maximum 1m for all other land.	Retaining walls are proposed to the north-western site boundary in accordance with engineering details submitted with this application.	Yes
<b>CUT AND FILL</b>		
Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.	Proposed excavation is contained to the building envelope.	Yes
No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.	As above, proposed excavation is contained to the building envelope.	Yes
Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.	Proposed excavation is contained to the building envelope.	Yes
If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.	Engineering details are submitted with this application.	Yes
<b>SETBACKS</b>		
Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.	The proposed development retains the existing front setback distance of the dwelling house to Crinan Street.	Yes
Development must comply with the minimum front, side and rear setbacks in the following tables: <ul style="list-style-type: none"> <li>Front setback – 5.5m</li> <li>Side setback – 900mm</li> <li>First floor alterations and additions may be in line with the existing ground level walls.</li> <li>For semi-detached dwellings, provide an unroofed light well, with minimum dimensions of 1m x 3m, by setting back part of the external side wall a minimum of 2m from the side boundary.</li> </ul>	<ul style="list-style-type: none"> <li>Front setback – retained</li> <li>Side setback – minimum 904mm</li> <li>Rear setback – 8.3m (to balcony)</li> </ul>	Yes

<ul style="list-style-type: none"> <li>For semi-detached dwellings, where a ground level addition to an existing dwelling is proposed, the external walls of the addition may be built to the same alignment as the common wall.</li> <li>Rear setback – 6m</li> </ul>		
Front and rear setbacks are to be provided as deep soil areas. Driveways and footpaths may cross deep soil areas.	The existing concrete area within the backyard is to be removed and replaced with deep soil landscaping.	Yes
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.	The proposed new carport is to replace the existing carport and achieves a nil setback to the north-western side boundary, in keeping with the current on-site car parking arrangement. The carport is assessed on merit and will not generate adverse impacts beyond what is presently experienced on the site.	Merit
Car parking structures must satisfy the Building Code of Australia requirements.	The proposed carport has been designed in accordance with the BCA.	Yes
For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.	The proposed carport is recessed behind the front building line of the dwelling house.	N/A
<p>The following minor building elements may project up to 1m into the minimum side setback area:</p> <ul style="list-style-type: none"> <li>a) Roof eaves, awnings, pergolas and patios;</li> <li>b) Stair or ramp access to the ground floor;</li> <li>c) Rainwater tanks.</li> </ul>	The proposed new ramp to the north-western site boundary encroaches into the prescribed side setback.	Yes
<b>BUILDING DEPTH</b>		
Dual occupancy housing and semi-detached dwellings must not exceed a building depth of 25m.	The proposed development exceeds a depth of 25m and so a variation to this control is proposed due to the irregular shape of the allotment at the rear of the site that compromises the compliant building envelope and requires the built form to extend to the rear to achieve a suitable and functional internal layout with balcony. The proposed development achieves compliance with the floor space ratio provision and the balcony achieves a generous setback of 8.3m to the rear boundary. Further, the development involves new landscaping to the backyard that will significantly improve the landscape quality of the site. The requirement for two on-site car parking spaces for the dwelling house further contributes to the non-compliance. It is therefore demonstrated that the additional building depth does not compromise the developments' ability to achieve compliance with the gross floor area, setback or landscape standards. The development has been designed to respond to the natural topography of the land and will not result in adverse overshadowing or privacy issue for adjoining properties.	Variation Requested
<b>CONTEMPORARY BUILT FORM</b>		

New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.	The proposed development in sympathetic of the traditional styling of the dwelling house and does not directly mimic it.	Yes
Access to upper storeys must not be via external stairs.	New internal stairs are proposed.	Yes
All dwellings must contain one kitchen and laundry facility.	The dwelling house contains a kitchen and laundry.	Yes
Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).	The façade of the building is retained.	Yes
Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.	A pitched roof form is proposed for the new addition to the dwelling house and the carport structure to reflect the prevailing roof characteristics of the streetscape.	Yes
<b>BUILDING ENTRIES</b>		
Entries to residential buildings must be clearly identifiable.	The existing building entry is retained.	Yes
A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.	Existing rooms at the front of the dwelling house are retained.	Yes
Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	Existing rooms at the front of the dwelling house are retained. The proposed carport is recessed behind the building line of the dwelling house.	Yes
<b>INTERNAL DWELLING LAYOUT</b>		
Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.	The proposed development features a new open plan kitchen, living and dining area that will accommodate a range of furniture options.	Yes
The primary living area and principal bedroom must have a minimum width of 3.5m.	The new living space achieves the minimum dimension requirements.	Yes
Secondary bedrooms must have a minimum width of 3m.	Bedrooms are not proposed.	N/A
Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	Additional storage space is provided within the new subfloor area.	Yes
<b>FAÇADE TREATMENT</b>		
Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.	The existing façade is retained	N/A
<b>ROOF DESIGN</b>		
Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.	A simple roof pitch is proposed for the dwelling house addition and the carport.	Yes
Roof pitches are to be compatible and sympathetic to nearby buildings.	The proposed roof pitch is sympathetic of the original building and the prevailing roof form characteristic of the streetscape.	Yes
Pitched roofs should not exceed a pitch of 30 degrees	A 22.5 degree roof pitch is proposed for the extended portion of the dwelling house.	Yes
<b>SOLAR ACCESS AND OVERSHADOWING</b>		
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. Where existing	The living area is orientated to the north-east and will receive maximum solar access.	Yes

overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.		
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. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.	The private open space area is orientated to the north-east and will receive maximum solar access.	Yes
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.	The proposed development will not generate unreasonable overshadowing of adjoining properties as the development is contained to a suitable building envelope and responds to the natural sloping topography of the land.	Yes
<b>VISUAL PRIVACY</b>		
Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.	The proposed development has considered the location of adjoining buildings. The south-eastern elevation of the building does not contain windows and the balcony features privacy screening.	Yes
Minimise direct overlooking of rooms and private open space through the following: a) Provide adequate building separation, and rear and side setbacks; and 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.	Proposed new windows have been carefully sited, offset and feature increased sill heights where necessary to avoid direct view into habitable rooms or overlooking of privacy open space areas. The development achieves generous setback distance to the property boundaries.	Yes
If living room windows or private open spaces would directly overlook a neighbouring dwelling: a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.	Proposed new windows have been carefully sited, offset and feature increased sill heights where necessary to avoid direct view into habitable rooms or overlooking of privacy open space areas	N/A
<b>ACOUSTIC PRIVACY</b>		
Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.	The proposed development retains the location of bedrooms at the front of the dwelling house and living and private open space area at the rear to minimise noise transmission.	Yes
Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.	The proposed balcony is located at the rear of the dwelling house.	N/A



## 5 CONCLUSION

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The proposed development at 107 Crinan Street, Hurlstone Park involves the alterations and additions to the existing semi-detached dwelling house on the site. The intention of the proposed works is to achieve the development potential of the site and provide for the housing and amenity needs of the residents without compromising the privacy of adjoining properties or detracting from the visual quality of the semi-detached dwelling house and surrounding streetscape.

The impact of the proposed development has been assessed in accordance with the provisions of Section 4.15 of the EP&A Act and is found to be satisfactory. The proposal has also been assessed against the relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) and the Canterbury-Bankstown Development Control Plan 2023 (CBDCP 2023) and is considered to be appropriate for the subject site for the following reasons:

- The proposed development has been sensitively designed to complement the established characteristics of the semi-detached dwelling house and of buildings on the surrounding streetscape.
- The proposed development retains the original façade and roof form of the semi-detached dwelling house.
- The proposed development enhances deep soil landscaping on the site to reflect the well-maintained landscaped setting of the area and maintain a high level of amenity and visual privacy on the site and for adjoining properties.
- The proposed development complies with the relevant guiding objectives and provisions for dwelling house development under the CBLEP 2023 including land use zoning, maximum building height and floor space ratio.
- The proposed development generally complies with the guiding objectives and principles of the CBDCP 2023 including car parking and access, building form, landscaped area, solar access and private open space.

The site is therefore considered to be suitable for the proposed development and will generally have acceptable environmental, social and economic impacts on the immediate area. The proposal is unlikely to result in adverse impacts on the amenity of the locality and accordingly, the proposal is considered to be in the public interest and worthy of Council's support.