



**Corona Projects**

# DEVELOPMENT APPLICATION **STATEMENT OF ENVIRONMENTAL EFFECTS**

Alterations and additions to an existing dwelling

**32 Second Street, Ashbury**

February 2025

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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

**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

Issue	Description	Date	Written By	Reviewed By
1	Draft report issued for comment	24.02.2025	PZ	MF

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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.

More specifically, the proposed development comprises of the following works:

- Partial demolition of the rear of the existing dwelling;
- Demolition of the rear garage;
- The removal of one (1) tree at the rear setback; and
- Alterations to the existing dwelling house and the addition of a rear garage.
- Replacement of the existing vehicular crossing to the rear lane.

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.

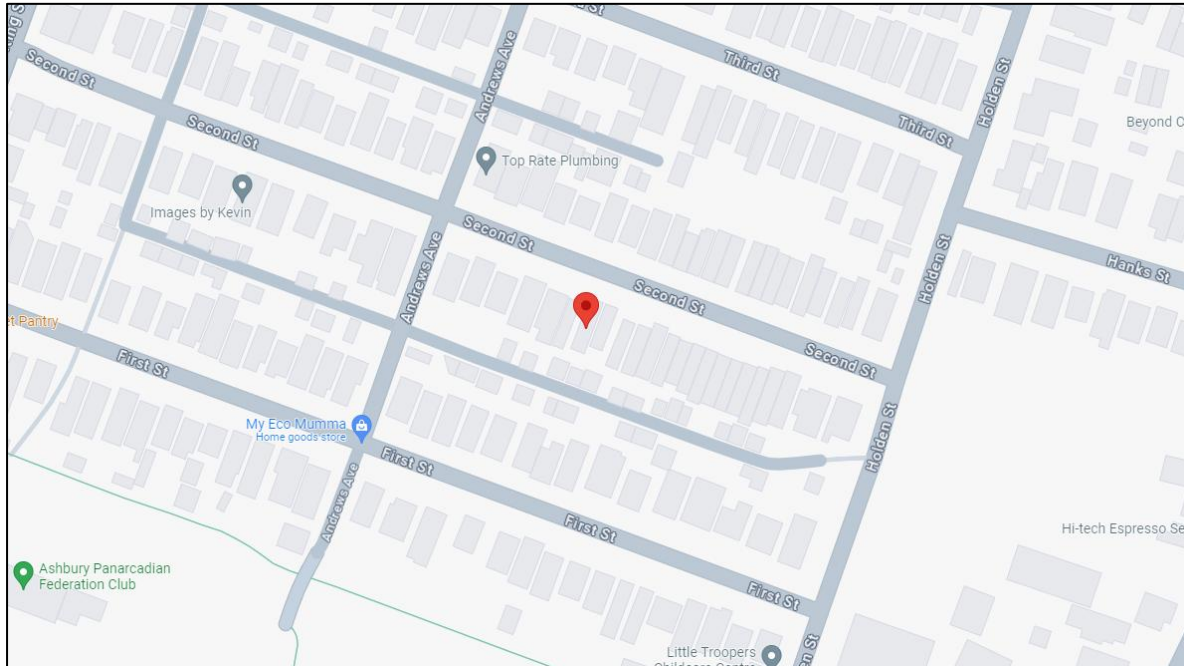
This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	February 2025
Survey Plan	Altitudes Surveys	25.02.2025
Schedule of Colour and Materials Finishes	Corona Projects	21.02.2025

## 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 rear of the property features a landscaped area with one tree, grass, a concrete slab topped with a metal awning, a garage 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 dwelling (Corona Projects Pty Ltd 2024)

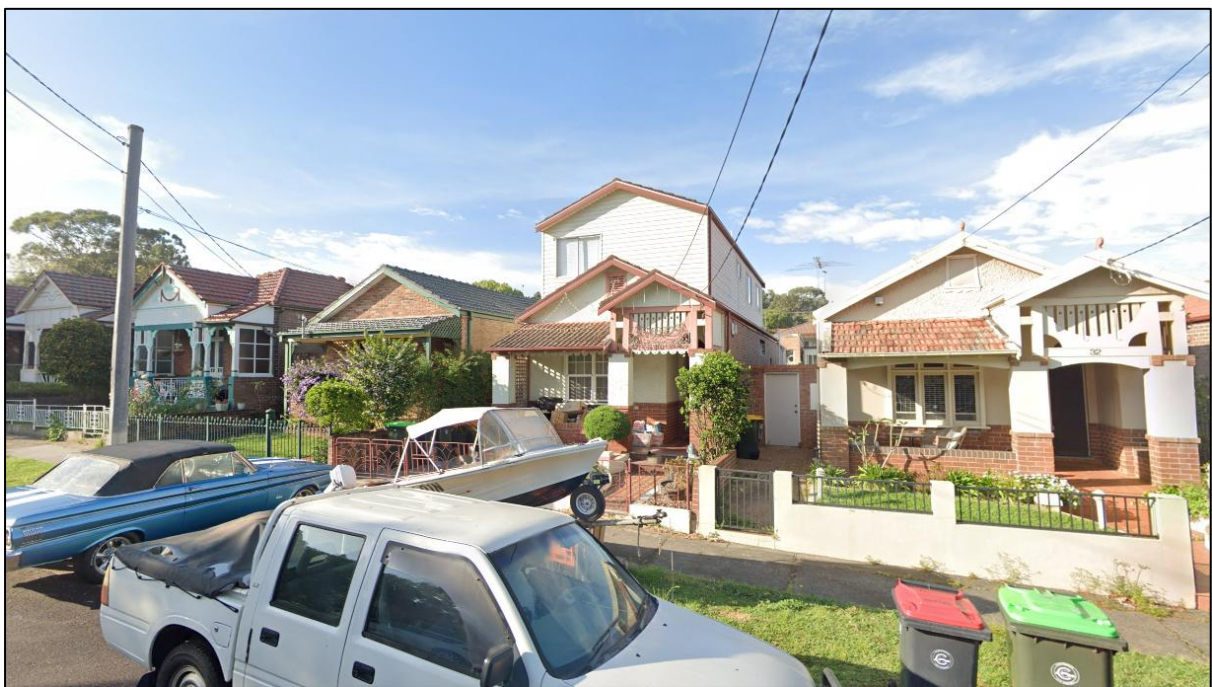




**Figure 8:** Rear view of the existing dwelling (Corona Projects Pty Ltd 2024)

## 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 2025)



**Figure 11:** 34 Second Street, as viewed from the rear lane (Google Maps 2025)



**Figure 12:** 30 Second Street, as viewed from the rear lane (Google Maps 2025)

## 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
<b>DA-287/2008</b>	<i>Alterations and additions to existing dwelling including new garage and carport</i>	Withdrawn-15/08/2008
<b>DA-98/2011</b>	<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 house at 32 Second Street, Ashbury.

More specifically, the proposed development comprises of the following works:

- Partial demolition of the rear of the existing dwelling;
- Demolition of the rear garage;
- The removal of one (1) tree at the rear setback; and
- Alterations to the existing dwelling house and the addition of a rear garage.
- Replacement of the existing vehicular crossing to the rear lane.

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 <sup>2</sup>	
Gross Floor Area	130.2m <sup>2</sup>	169m <sup>2</sup>
Floor Space Ratio	0.43:1	0.55:1
Height	4.81m	8.5m
Boundary setbacks	-	-
Front	3.6 metres—As existing	5.5 metres
Northern Side Setback	282mm—As existing	900mm
Southern Side Setback	400mm	900mm
Rear	200mm	6 metres
Car spaces	One (1) space—As existing	Two (2) spaces
Site Coverage	154.2m <sup>2</sup> (51%)	181.14m <sup>2</sup> (60%)
Deep Soil Landscaped Area	55m <sup>2</sup> (18%)	45.285m <sup>2</sup> (15%)

**Table 2:** Key development components

### 3.3 Council Comments

On the 6 September, Canterbury-Bankstown Council had issued a letter stating that they are unable to support the development application made under DA-778/2024 for the subject site. The matters outlined in the letter have been addressed below.

Council Feedback	Comment
<b>Summary of Advice</b>	
<p><i>1. The proposed works have been reviewed with consideration of the Canterbury Bankstown Local Environmental Plan 2023 &amp; Development Control Plan (DCP) 2023 as well as the significance and character of the Ashbury Heritage Conservation Area (HCA). Specifically, relevant DCP controls include but are not limited to Controls 2.1, 2.2, 2.3, 2.5, 2.8, 3.1, 3.2, 3.3 and 3.4, of Chapter 4.3 'Heritage Conservation Areas' of the Canterbury Bankstown Development Control Plan 2023. The proposal seeks to demolish much of the building, provide a lateral extension, consume most of the principle roof form and provide a second storey that has an incongruent rise in height. The proposal is therefore inconsistent with the character of the HCA and incompatible with the DCP. The following changes would be required to be provided in any future submission. a) Everything under the original main roof form, ie: walls, windows, roof and the like are to be retained in-situ. b) The overall height of the new addition is to be substantially reduced so it is sympathetic and compatible with the single storey character of the HCA. c) Existing side setbacks are to be retained. d) The main roof form is to be retained. The first floor addition is to be located no forward of that at no. 34 Second Street. e) The bulk and massing of the first floor is to be reduced and shall adopt additional side setbacks and steps in the wall to assist with this. f) The overall height of the garage is to be reduced so that it is consistent with the prevailing scale of the rear lane. g) The colour, profile, finish and texture of the bricks and roof tiles is to be nominated noting that references such as 'to match existing' are considered insufficient.</i></p>	<p>The matters outlined within the heritage comments have been addressed. All building components beneath the original main roof form are preserved. The first-floor addition has been omitted and therefore the overall height of the new addition is substantially reduced and compatible with the single storey character of the HCA. The existing side setbacks of the original portion of the dwelling are preserved in addition to the main roof form.</p> <p>As noted earlier, the development at No. 32 Second Street no longer proposes a first-floor addition and therefore the bulk and massing is consistent with the prevailing building form around the area.</p>

<p>2. A preliminary calculation of the impervious area based on the Landscape plan submitted reveals a figure of 81% which is more than 75% allowed for single dwellings without an OSD system.</p> <p>Therefore, in this case an OSD needs to be incorporated with the storm water drainage disposal design for any future submission.</p>	<p>The stormwater plans prepared by KD Stormwater Pty Ltd note that the site impervious area is 226 square metres or 74.8%. Accordingly, an OSD system is not required for the proposed development.</p>
<p>3. The proposed development fails to comply with Clause 4.4 'Floor Space Ratio' of the Canterbury Bankstown Local Environmental Plan 2023. The maximum allowable floor space ratio for the site is 0.55:1 as per subclause 2B(b)(ii). The development as proposed exceeds this maximum.</p>	<p>The proposed development has removed the first-floor addition resulting in a total floor area of 130.2 square metres or 0.43:1.</p>
<p>4. The proposed development fails to comply with Clause 5.10 'Heritage Conservation' of the Canterbury Bankstown Local Environmental Plan 2023. Consent has not presently been provided for the proposed works. Please see point 1 of this letter for further detail.</p>	<p>Point 1 of the letter issued by Canterbury-Bankstown Council has been addressed by reducing the overall built form of the development and maintaining the building components underneath the original roof form.</p>
<p>5. The proposed development fails to comply with Clause 6.3 'Stormwater management and water sensitive urban design' of the Canterbury Bankstown Local Environmental Plan 2023. Please see point 2 of this letter for further detail as to why the proposed stormwater design is not acceptable.</p>	<p>Point 2 of the letter issued by Canterbury-Bankstown Council has been addressed.</p>
<p>6. The proposed development fails to comply with Clause 6.9 'Essential services' of the Canterbury Bankstown Local Environmental Plan 2023. This is in relation to the proposed stormwater design, please see point 2 of this letter for further detail.</p>	<p>Point 2 of the letter issued by Canterbury-Bankstown Council has been addressed.</p>
<p>7. The proposed development fails to include canopy tree planting as part of the submitted landscape design. Any future submitted plan must include the planting of 1x 75L minimum pot size canopy tree to be planted in the rear yard, as per the requirements of Control 2.7 of Chapter 3.7 'Landscape' of the Canterbury Bankstown Development Control Plan 2023.</p>	<p>A canopy tree with a pot size of 75L is proposed at the rear of the site.</p>



<p>8. Further detail would be required as to any proposed vehicular crossing to transition access from the rear laneway to the proposed garage, noting the requirements of Controls 2.1 and 2.2 of Chapter 3.1 'Development Engineering Standards' of the Canterbury Bankstown Development Control Plan 2023.</p>	<p>The vehicular crossing at the rear is to be suitably replaced, like-for-like.</p>
<p>9. The proposed development fails to comply with control 2.6 Setbacks – C7, Chapter 5.2 of the Canterbury Bankstown Development Control Plan 2023. The proposed garage exceeds the 50% allowance with the proposed width of the garage on the rear boundary.</p>	<p>Please refer to 4.1.4 Canterbury-Bankstown Development Control Plan 2023 for further comments.</p>
<p>10. The proposed development fails to clearly demonstrate compliance with Controls 2.10 Solar Access and Overshadowing – C2, C3, C4, C5 and C7, Chapter 5.2 of the Canterbury Bankstown Development Control Plan 2023. The following changes/additional diagrams would be required in order to allow for an accurate future assessment of the shadowing impact of and to the site: a. Shadow diagrams are to be provided for the existing development to allow for a clear comparison of existing and proposed. b. Flat/2D shadow diagrams are also to be provided.</p>	<p>The development would not result in detrimental overshadowing impacts considering that the proposal involves a single-storey development.</p>
<p>11. The proposed development fails to demonstrate compliance with Controls 2.15 Building Services – C3, C4, C5, C6, C7, C8 and C9, Chapter 5.2 of the Canterbury Bankstown Development Control Plan 2023. None of the location of the listed building utilities or required services have been indicated on the submitted plans.</p>	<p>All building services and utilities that were captured by the survey plans prepared by Altitude Surveys dated 05.03.2024 are incorporated into the architectural plans.</p>

## **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.

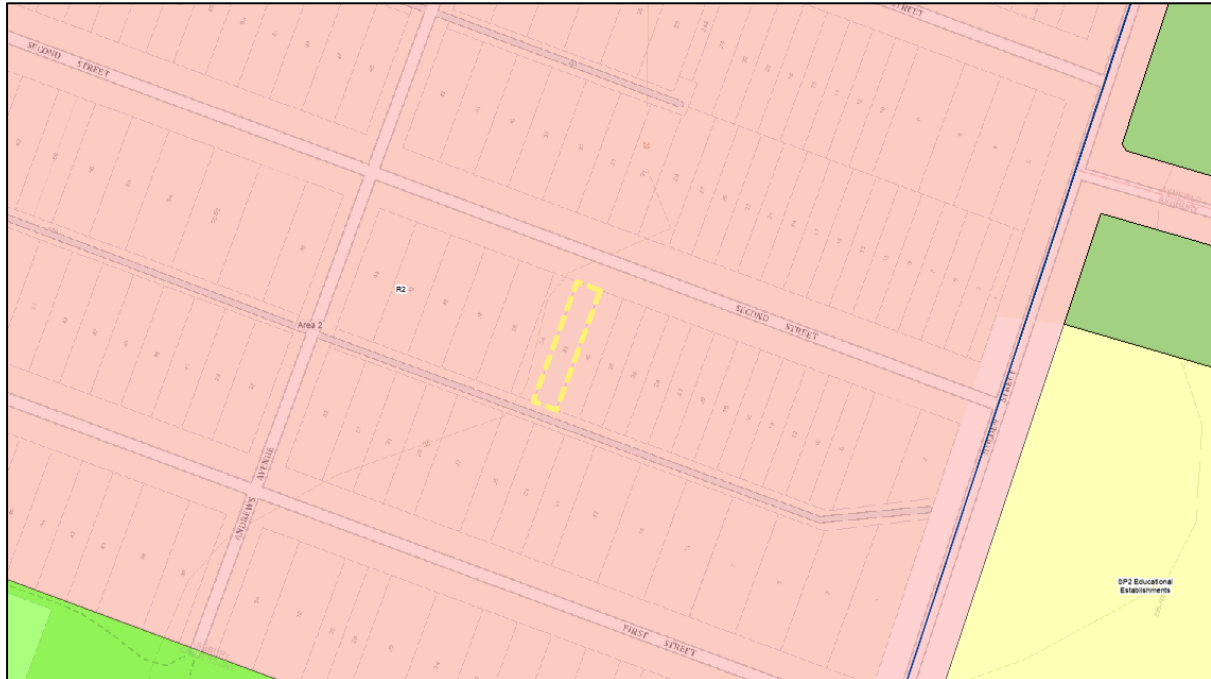
#### **4.1.2 State Environmental Planning Policy (Sustainable Buildings) 2022**

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

#### Zoning and permissibility

The site is located in Zone R2 Low Density Residential.



**Figure 13:** Land Zoning Map (NSW Spatial Planning Viewer 2025)

The development is identified to be a alterations and additions to 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. The proposal does not enable another land use or propose an additional dwelling entitlement. The development complies with landscaped area controls under the CBDP 2023 and does not change the existing parking rate. The proposal is unlikely to create 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 are 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 4.81m and is therefore compliant.

### **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 proposed development features a floor space ratio of 0.43:1 and is therefore compliant.

*(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 200m<sup>2</sup>—0.65:1, and*

*(ii) for a site area greater than 200m<sup>2</sup> but less than 600m<sup>2</sup>—0.55:1, and*

*(iii) for a site area of 600m<sup>2</sup> or more—0.5:1,*

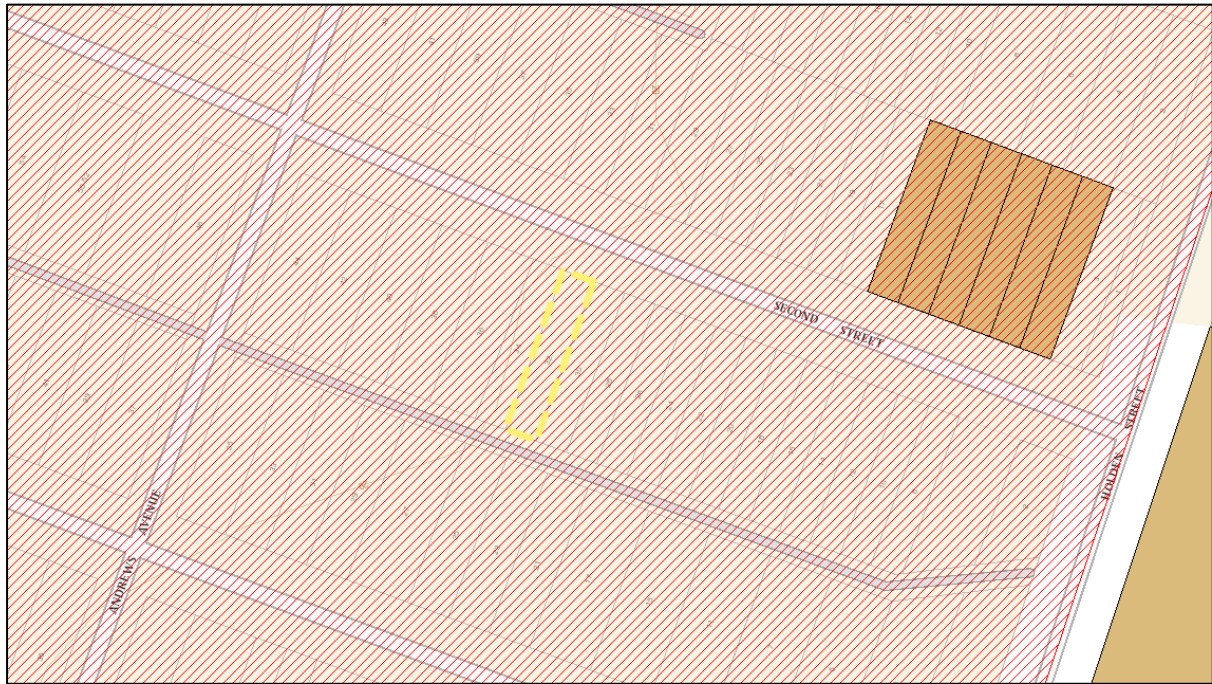
*(c) for a building used for the purposes of dual occupancies on land in Zone R2 and identified as "Area 2" on the Clause Application Map—0.5:1,*

*(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". According to the Character Statement for the Ashbury HCA which is derived from the Canterbury-Bankstown DCP 2023, the site is considered as a Rank 1 contributory building.

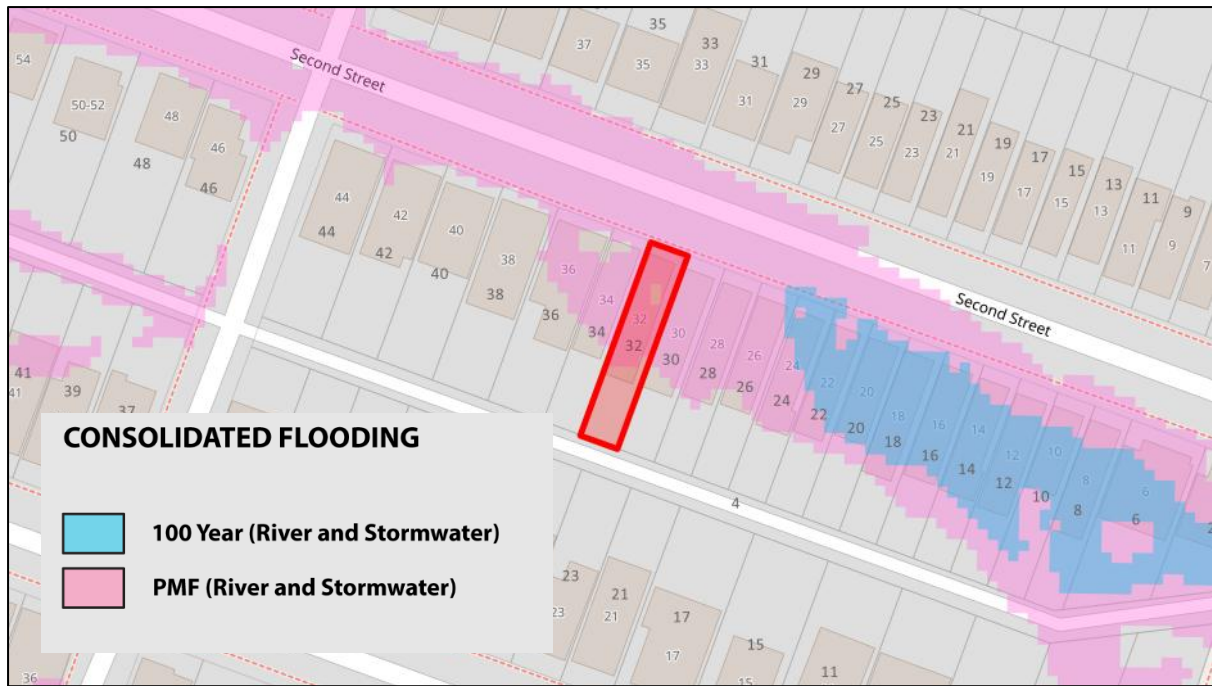
Please refer to the Heritage Impact Statement prepared by Corona Projects.



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

### Clause 5.21 Flood planning

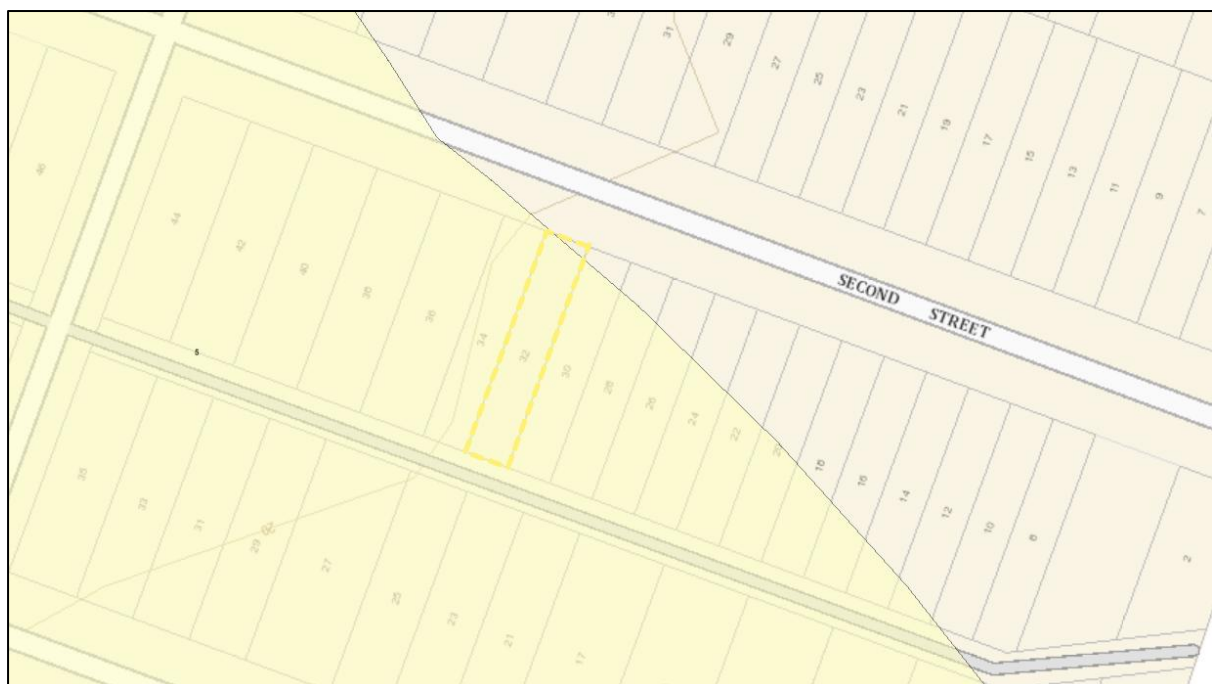
The site is identified within the *Flood Planning Area Map* as subject to Probable Maximum Floods (River and Stormwater). The site has been used for the purpose of residential accommodation for an extended period of time. The proposed development does not propose works below the existing floor level of the building. The proposed development would not increase the flood risk to life and property with the use of the land.



**Figure 15:** Flood Mapping (Canterbury-Bankstown Mapping 2025)

### 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 16:** 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
<b>Chapter 2 Site Considerations</b>			
2.1	Development requiring vehicular access across the Council footpath area must provide a vehicular footway crossing (VFC) with maximum and minimum widths in accordance with the following table. Maximum size is dependent on providing at least a 6m separation between wings, at the kerb, to adjoining VFCs. Minimum widths will apply in areas with high on street parking demands, and where on street time restrictions are in place.	The vehicular crossing at the rear is to be suitably replaced, like-for-like.	Compliant
<b>Chapter 3.1 Development Engineering Standards</b>			
<b>Section 2 – Civil Engineering Requirements</b>			
2.1	Development requiring vehicular access across the Council footpath area must provide a vehicular footway crossing (VFC) with maximum and minimum widths in accordance with the following table. Maximum size is dependent on providing at least a 6m separation between wings, at the kerb, to adjoining VFCs. Minimum widths will apply in areas with high on street parking demands, and where on street time restrictions are in place.	The vehicular crossing at the rear is to be suitably replaced, like-for-like.	Compliant
<b>Section 4 – On-site detention systems</b>			



4.1	<p>Single dwellings and dual occupancies will not require OSD where:</p> <ul style="list-style-type: none"> <li>• It is proven to Council's satisfaction that the lack of OSD will not have an adverse effect on downstream drainage systems. A full local catchment analysis may be required. Applicants are advised to contact Council to find out specific OSD requirements for each catchment.</li> <li>• Single dwellings and outbuildings have a combined impervious area of no more than 75% of the site area.</li> <li>• Dual occupancies and outbuildings have an impervious area of no more than 66% of the site area.</li> <li>• Development is proposed which does not significantly increase the post development stormwater runoff from the site.</li> <li>• A subdivision of land is proposed that does not involve the creation of a road reserve. Council may require OSD as part of the future development on the new lots at the building construction stage and may do so by placing a restriction on the use of land on the title of the new lots when created.</li> </ul> <p>For the purpose of this clause, impervious area includes buildings, roofs, concrete driveways, concrete paths, paved and hard surface areas. Driveways, courtyards and pathways constructed with gravel, grasscrete or pervious pavers are considered to be impervious for drainage calculation purposes. Swimming pools are considered as</p>	<p>The site features an impervious area of 226 square metres or 74.8% of the site and would not require an OSD.</p>	
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	porous landscaping and calculated similar to grass.					
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 development will maintain the existing parking rate of one (1) parking space.	Compliant
Dwelling houses	2 car spaces.	Not applicable				
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 minimise earthworks to conserve site soil.	Compliant			
2.5	The landscape of setbacks and deep soil zones must:  (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 landscape of setbacks and deep soil zones are sufficient. The development achieves a suitable area of landscaping.	Compliant			

2.7	Development must plant at least one canopy tree for every 12m of front and rear boundary width and:  (a) Canopy trees are to be of a minimum 75 litre pot size.  (b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate.  (c) Place evergreen trees well away from the building to allow the winter sun access.  (d) Select trees that do not inhibit airflow.  (e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.	A canopy tree with a 75L pot size is proposed at the rear of the dwelling.	Compliant																				
Chapter 5.2 Former Canterbury LGA																							
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.	Compliant																				
2.2 Site Coverage																							
1	All development must comply with the numerical requirements contained in the table below:  <table><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><tr><td>Up to 449m<sup>2</sup></td><td>300m<sup>2</sup></td><td>30m<sup>2</sup></td><td>60%</td></tr><tr><td>450m<sup>2</sup> to 599m<sup>2</sup></td><td>330m<sup>2</sup></td><td>45m<sup>2</sup></td><td>50%</td></tr><tr><td>600m<sup>2</sup> to 899m<sup>2</sup></td><td>380m<sup>2</sup></td><td>60m<sup>2</sup></td><td>40%</td></tr><tr><td>900m<sup>2</sup> or above</td><td>430m<sup>2</sup></td><td>60m<sup>2</sup></td><td>40%</td></tr></table> <small>Table 1: Maximum building footprint, floor area of outbuildings and site coverage</small>	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 <sup>2</sup>	300m <sup>2</sup>	30m <sup>2</sup>	60%	450m <sup>2</sup> to 599m <sup>2</sup>	330m <sup>2</sup>	45m <sup>2</sup>	50%	600m <sup>2</sup> to 899m <sup>2</sup>	380m <sup>2</sup>	60m <sup>2</sup>	40%	900m <sup>2</sup> or above	430m <sup>2</sup>	60m <sup>2</sup>	40%	The site has a total area of 301.9 m2, a maximum site coverage of 60% applies to all the structures on a site.  The development proposes a site coverage of 154.2 square metres or 51%.	Compliant
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 <sup>2</sup>	300m <sup>2</sup>	30m <sup>2</sup>	60%																				
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900m <sup>2</sup> or above	430m <sup>2</sup>	60m <sup>2</sup>	40%																				
2.3 Landscaping																							
1	Deep soil permeable areas must be provided in accordance with the table below:  <table><tr><th>Site area</th><th>Minimum deep soil area (% of site area)</th></tr><tr><td>Up to 449m<sup>2</sup></td><td>15%</td></tr><tr><td>450m<sup>2</sup> to 599m<sup>2</sup></td><td>20%</td></tr><tr><td>600m<sup>2</sup> or above</td><td>25%</td></tr></table> <small>Table 2: Minimum deep soil areas</small>	Site area	Minimum deep soil area (% of site area)	Up to 449m <sup>2</sup>	15%	450m <sup>2</sup> to 599m <sup>2</sup>	20%	600m <sup>2</sup> or above	25%	A minimum deep soil area of 15% applies to the site. The proposal achieves a deep soil permeable area of 55 square metres or 18%.	Compliant												
Site area	Minimum deep soil area (% of site area)																						
Up to 449m <sup>2</sup>	15%																						
450m <sup>2</sup> to 599m <sup>2</sup>	20%																						
600m <sup>2</sup> 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.	Compliant																				

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.	Compliant
2	Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.	The development is one-storey and will avoid casting excessive shadows onto neighbouring dwellings.	Compliant
3	Coordinate design for natural ventilation with passive solar design techniques.	Natural ventilation with passive solar design techniques are coordinated into the design by installing window openings on both ends of the dwelling.	Compliant
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.	Compliant
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.	Compliant
4	Roof top terraces are not acceptable on any building or outbuilding in any residential zone.	No rooftop terrace is proposed in this application.	Compliant
2.6 Setback			
2	Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:	The development does not alter the existing front setback of the dwelling house.  The side setback of the proposed additions will be 920mm from the southern boundary. The proposed	Acceptable upon merit

	<table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td><ul style="list-style-type: none"><li>Minimum setback of 5.5m from the front boundary.</li><li>Maximum 2m recess for the main entrance from the front building line.</li><li>Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</li></ul></td></tr><tr><td>Side Setbacks</td><td><ul style="list-style-type: none"><li>Minimum setback of 900mm from side boundaries.</li><li>Alterations and additions may be in line with the existing ground level walls.</li></ul></td></tr><tr><td>Rear Setbacks</td><td><ul style="list-style-type: none"><li>Minimum setback of 6m from the rear boundary.</li></ul></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"><li>Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site.</li><li>Maximum 2m recess for the main entrance from the front building line.</li></ul></td></tr><tr><td>Side Setbacks</td><td><ul style="list-style-type: none"><li>Minimum setback of minimum setback of 1m from side boundaries.</li><li>Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).</li></ul></td></tr><tr><td>Rear Setbacks</td><td><ul style="list-style-type: none"><li>Minimum setback of 6m from the rear boundary.</li></ul></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"><li>Minimum setback of 5.5m from the front boundary.</li><li>Maximum 2m recess for the main entrance from the front building line.</li><li>Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</li></ul>	Side Setbacks	<ul style="list-style-type: none"><li>Minimum setback of 900mm from side boundaries.</li><li>Alterations and additions may be in line with the existing ground level walls.</li></ul>	Rear Setbacks	<ul style="list-style-type: none"><li>Minimum setback of 6m from the rear boundary.</li></ul>	Setback	Controls	Front Setback	<ul style="list-style-type: none"><li>Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site.</li><li>Maximum 2m recess for the main entrance from the front building line.</li></ul>	Side Setbacks	<ul style="list-style-type: none"><li>Minimum setback of minimum setback of 1m from side boundaries.</li><li>Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).</li></ul>	Rear Setbacks	<ul style="list-style-type: none"><li>Minimum setback of 6m from the rear boundary.</li></ul>	garage has a side setback of 400mm from the southern side boundary.  The development has a 200mm rear setback from the proposed outbuilding.	
Setback	Controls																		
Front Setback	<ul style="list-style-type: none"><li>Minimum setback of 5.5m from the front boundary.</li><li>Maximum 2m recess for the main entrance from the front building line.</li><li>Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</li></ul>																		
Side Setbacks	<ul style="list-style-type: none"><li>Minimum setback of 900mm from side boundaries.</li><li>Alterations and additions may be in line with the existing ground level walls.</li></ul>																		
Rear Setbacks	<ul style="list-style-type: none"><li>Minimum setback of 6m from the rear boundary.</li></ul>																		
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Side Setbacks	<ul style="list-style-type: none"><li>Minimum setback of minimum setback of 1m from side boundaries.</li><li>Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).</li></ul>																		
Rear Setbacks	<ul style="list-style-type: none"><li>Minimum setback of 6m from the rear boundary.</li></ul>																		
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.	Compliant																
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.	The width of the rear of the lot is 7.62 metres. A single garage is proposed at the rear laneway with a width of 4.02 metres or 52.75% of the rear boundary frontage. The proposal involves a variation to the development standard by 5.2% and is considered a minor deviation from the development control. The additional width of the garage would not detrimentally impact the presentation of the rear of the site, landscaped area or spatial proportions of the rear lane. The proposal is considered acceptable in this regard.	Acceptable upon merit																
2.8 General design																			
1	Contemporary architectural designs may be acceptable if:  (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.  (b) The proposed addition is not visually prominent from the street or from a public space.	The site is not a heritage item nor are the immediate neighbours.  The proposed first-floor addition is recessed from the front boundary on the ground floor.	Compliant																



	(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP		
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.	Compliant
3	Access to upper storeys must not be via external stairs.	Internal stairs are proposed to access the proposed upper storey.	Compliant
4	All dwellings must contain one kitchen and laundry facility.	The proposed development contains one kitchen and laundry facility.	Compliant
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.	Compliant
7	Entries to residential buildings must be clearly identifiable.	The development does not alter the existing entry to the dwelling and is identifiable.	Compliant
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.	Compliant
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	Compliant
13	Secondary bedrooms must have a minimum dimension of 3m.	All secondary bedrooms have a minimum dimension of 3m	Compliant
14	Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	General storage is provided in addition to bedroom wardrobes and kitchen cupboards.	Compliant
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.	Compliant
31	Windows must be rectangular.	All proposed new windows are rectangular.	Compliant
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.	Compliant
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 development proposes a simple pitched roof addition that is suitably integrated with the existing roof form.	Compliant
3	Roof pitches are to be compatible and sympathetic to nearby buildings.	The proposed roof pitch is compatible and sympathetic with the nearby buildings.	Compliant
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.	The front primary living areas will receive sunlight access between the hours of 8.00am and 4.00pm.	Compliant
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 orientation of the site exacerbates the projecting shadows upon the private open space. Nonetheless, the private open space of the dwelling would receive reasonable sunlight between the hours of 11am and 1pm to at least 50% of the open space surface.	Compliant
3	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.	The proposed development retains suitable sunlight between the prescribed hours to the existing primary living areas.	Compliant
4	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 would not reduce the sunlight received at neighbouring dwellings to less than 3 hours of sunlight.	Compliant
7	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.	Compliant
2.11 Visual privacy			
2	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	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.	Compliant

	avoid direct overlooking between neighbouring residential properties.		
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.	Compliant
2.14 Outbuildings and swimming pools			
1	Council allows a maximum of one outbuilding on a site.	A single garage is proposed on-site.	Compliant
2	The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that: <ul style="list-style-type: none"> <li>(a) it is separate from the principal dwelling and any secondary dwelling on the same site, and</li> <li>(b) it is not used as a separate dwelling, and</li> <li>(c) it does not contain cooking facilities, toilet and shower, and</li> <li>(d) it does not function or can be adapted to function for industrial purposes.</li> </ul>	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.	Compliant
3	The maximum site cover of the outbuilding is: <ul style="list-style-type: none"> <li>(a) 36m<sup>2</sup> where the site is less than 300m<sup>2</sup> in area</li> <li>(b) 45m<sup>2</sup> where the site is 300m<sup>2</sup> to 600m<sup>2</sup> in area</li> <li>(c) 60m<sup>2</sup> where the site is greater than 600m<sup>2</sup> in area. 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.</li> </ul>	The proposed outbuilding is 24 square metres and does not exceed the prescribed minimum.	Compliant
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.	Compliant
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.	Compliant

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.	Compliant
7	The outbuilding must locate behind the front building line.	The outbuilding is located behind the front building line	Compliant
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 gutterfaçadeor (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.	Compliant
10	The maximum roof pitch for the outbuilding is 25 degrees.	The outbuilding features a roof with a pitch of 25 degrees.	Compliant
2.15 Building services			
C3	Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.	The proposal integrates systems, services and utility areas with the design of the whole development.	Compliant
C4	Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.	Facilities are no visually obstructive and do not detract from the soft-landscaped areas.	Compliant
C5	Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.	The building utilities are to remain as existing and do not detract from the architectural quality of the building.	Compliant
C6	Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site: (a) Screen air conditioning units behind balcony balustrades; (b) Provide screened recesses for water heaters rather than surface - mounting them on exterior walls; and (c) Locate meters in service cabinets.	Appliances and meters are to remain as existing.	Compliant

C7	Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.	No new building services are proposed.	Compliant
C8	Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony design.	The proposed development coordinates and integrates building services.	Compliant
C9	Location and design of service areas should include: (a) Screening of clothes drying areas from public places; and (b) Space for storage that is screened or integrated with the building design.	The location and design of services areas are considered acceptable.	Compliant



#### **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 17:** 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.

#### **4.3 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.

#### **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.

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