

Statement of Environmental Effects

For permission to:

Construction of Detached Secondary Dwelling

Site Address:

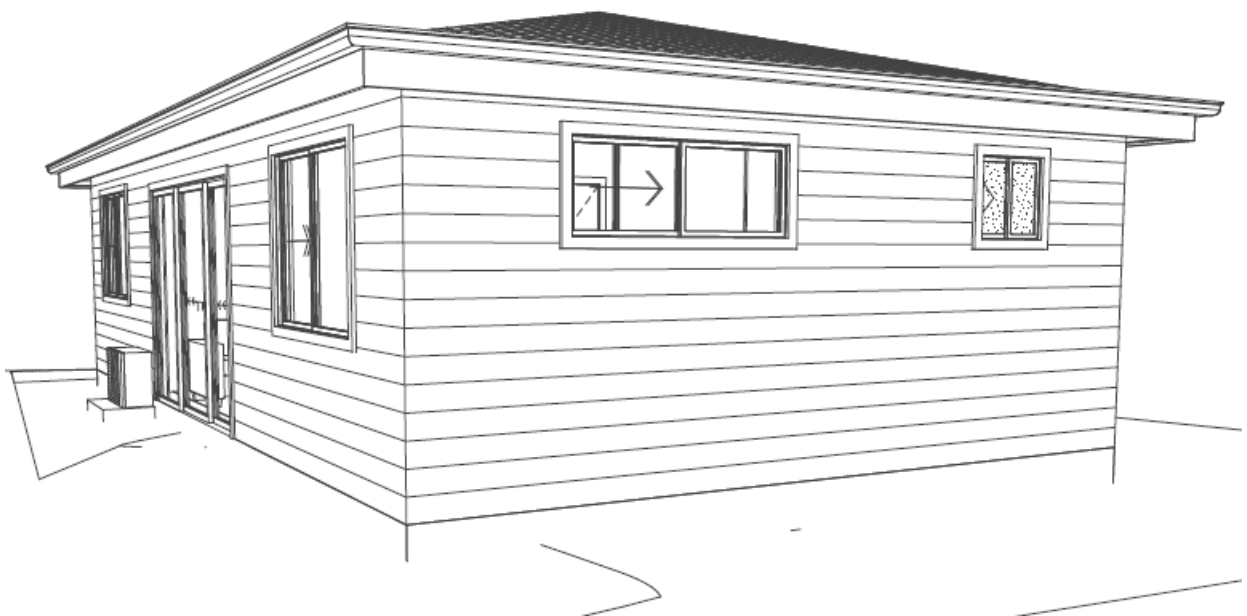
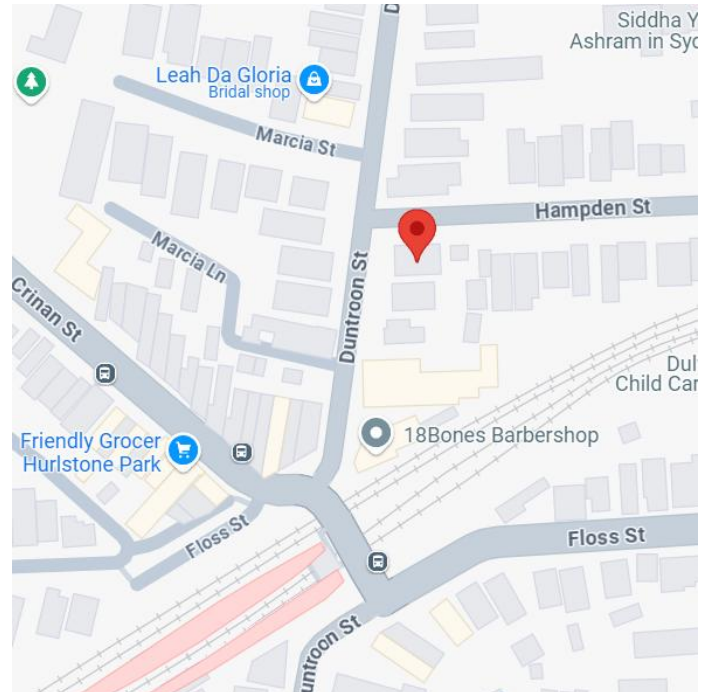
90 Duntroon Street,
Hurlstone Park

LGA:

Canterbury-Bankstown
Council

Date:

27th March 2025



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1.0 The Proposed Development

This report has been compiled to support a Development Application for permission to undertake building works at 90 Duntroon Street, Hurlstone Park as per plan No. 244125, prepared by Granny Flat Solutions, Issue B, Dated March 2025.

The site contains a total area of 537.4m² and is known as Lot 1 in DP972451.

The site contains a single storey brick home, and falls towards the street, with some existing covered structures, which have been noted to be demolished.

Proposed Development:

- Demolition of garage & shed.
- Construct a detached Secondary Dwelling.

The proposed secondary dwelling comprises two bedrooms, living & dining areas, separate laundry & bathroom.

Minimal cut and fill have been shown due to the topography of the site.

The streetscape façade will be designed and constructed to blend in with the neighbouring dwellings and the primary dwelling. Materials and finishes have been chosen to complement each other and will aid in minimising bulk and scale when viewed from the streetscape.

The proposal complies with all the requirements of the Canterbury-Bankstown Council DCP and LEP, and the only reason the proposal is being lodged as a Development Application, as opposed to a Complying Development Certificate, is due to a local Heritage Conservation Area.

2.0 Canterbury-Bankstown DCP 2023 Compliance

Site Suitability-

The site has a Residential R2 Zoning under the Canterbury-Bankstown Council LEP, which permits Residential Dwellings. It is amongst a variety of single and two storey residential homes.

All works comply with the Canterbury-Bankstown Council DCP 2023 controls and objectives: Low Density Residential Development, as per the summary table below:

CONTROL	PERMISSIBLE	PROPOSED	COMPLIES
Max Granny Flat Floor Area	60sqm	60sqm	Yes
Total Floor Area	0.5:1m ²	242.40m ²	Yes
Building Height	9m	3.681m	Yes
Front setback	5.5m	N/A as Secondary Dwelling is behind the front building line	Yes
Rear setback	0.9	1.197m	Yes
Side Setback	0.9m	1m	Yes
Private Open Space	24m ²	24m ²	Yes

Scale-

The property natural ground is quite level, and the Secondary dwelling has been designed with a floor level close to the existing natural ground to reduce the bulk, scale and height of the building.

Previous and Past Uses-

The site has always been, and will most likely remain a residential zone, and will only permit residential use.

Operation and Management-

Not applicable to this application, as it is simply a residential dwelling.

General Accessibility-

There is direct access to and from Hampden Street for vehicles and pedestrians.

Streetscape-

The proposed secondary dwelling will be consistent in height and appearance as other dwellings in the street, and within the vicinity of the site.

Access and Traffic-

Being a residential dwelling in a suburban area, no additional traffic will be generated as a result of this development.

Privacy, Views and Overshadowing-

The secondary dwelling has been designed to be subservient to the primary dwelling. There is minimal glazing on the side street setback and there are no windows or large openings that overlook neighbouring views & vistas.

Energy Efficiency-

A Basix report has been prepared and lodged with the application.

Services-

The subject site is serviced by town water, electricity, sewer and phone which will cope with the demands of this proposal.

Heritage Conservation Area-

The secondary dwelling has been designed to adhere to the HCA controls as outlined in the DCP Chapter 4.3 - Section 20.

The secondary dwelling has been designed to ensure the bulk of the dwelling is minimal. The proposed secondary dwelling will have a lower roof height and set back further off the secondary road than the existing garage situated on the site.

3.0 Canterbury-Bankstown LEP 2023 Compliance

Lane Use Zoning-

The property has an R2 Zone, where residential dwellings are permissible.

Land Application Map-

The property falls under the Canterbury-Bankstown LEP 2022.

Lot Size & Subdivision-

The property is 537.4 sqm in size. No subdivision is being proposed.

Building Height-

The maximum building height of 3.681m, which is below the 9m permissible.

Floor Space Ratio-

The total Floor Space Ratio of the development is 0.5/1.

4.0 **Conclusion**

The proposed development meets all the requirements for Canterbury-Bankstown DCP 2023.

The proposed development meets all the requirements for Canterbury-Bankstown LEP 2023.

The proposed development requires a development application due to the site being within a Heritage Conservation Area. The proposed development complies with all of the SEPP 2021 requirements.

We ask council give consideration to this application on its merits, and we look forward to a positive and speedy response from council.