
STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATION AND ADDITION TO
EXISTING RESIDENCE

41 VIRTUE ST, CONDELL PARK NSW 2200

FOR

MR & MRS CHIDIAC

5TH MAY 2025

UPDATED SHOWN IN RED AND BLUE

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A. SITE SUITABILITY

SITE DETAILS: LOT 77 DP 15227

SITE AREA: 554.3m²

ZONING: R2 LOW DENSITY RESIDENTIAL

BUILDING CLASSES: CLASS 1 & 10

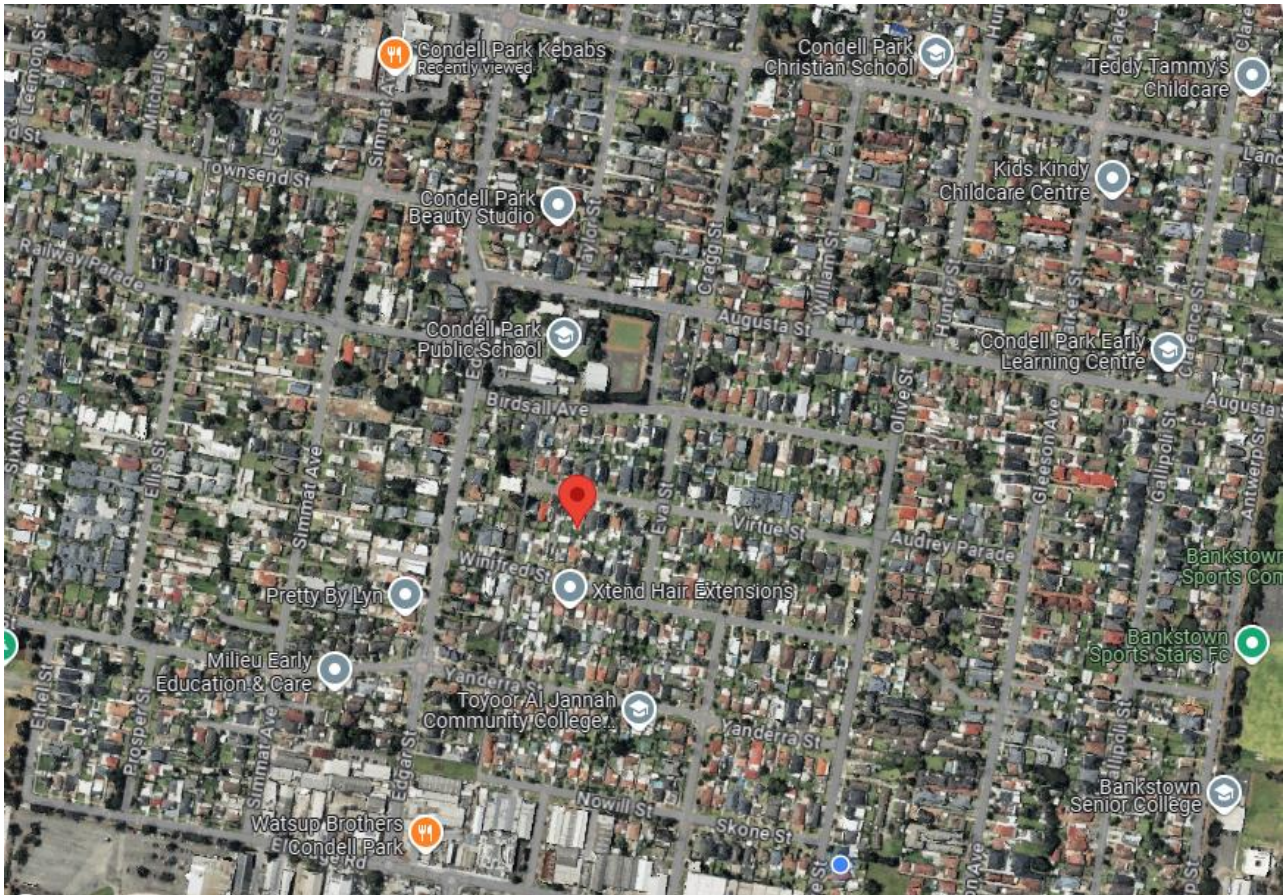
The addressed site is of a regular rectangular shape in a generally quiet cul-de-sac while the land has a low to medium fall to the rear. All stormwater has been designed to provide natural gravity to the street and to be connected to the existing connection which is connected to the Council stormwater system.

The proposed dwelling is to receive adequate sun between the hours of 8am and 4pm daily to the living areas and the amenity of the solar access will not be affected in any way. The living at the front will receive direct northern aspect and the family at the rear left will receive and easterly aspect in the mornings.

The site is located in Virtue Street, Condell Park and it is a central for all locations. Condell Park is an established residential locality, incorporating low and medium density residential developments. The property to the East of the site is a single story brick dwelling in its original condition and the property to the west is a single storey cottage of similar density that the proposal seeks approval for.

At less than 300m to the south lies a large range of industrial outlets before approaching to Bankstown Airport which is approximately 900m from the subject site. The site is excluded from the ANEF contour map.

At approx. 0.5km to the North you will conveniently find Condell Park shops including Australia Post, IGA, a number of takeaway shops, restaurants, pharmacies and other amenities. There is also a number of schools nearby including Condell Park High School which is located directly behind the subject site and shares the same boundary. For public transport the site is very convenient having a number of bus stops nearby at Edgar Street west from the site approx. 50m away.



B. PRESENT & PREVIOUS USES

The present and previous uses on the site are not proposed to change and will remain as residential Class 1a. Proposed is an alteration and addition to the existing dwelling. The proposed will add a positive streetscape to the area and a larger density of residential construction being the evolving character of the area and surrounds.

Below an image of the existing cottage at 41 Virtue St, Condell Park NSW 2200

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c. **DESIGN GUIDELINES****BANKSTOWN DEVELOPMENT CONTROL PLAN 2023 – CHAPTER 5 RESIDENTIAL ACCOMODATION****5.1 – FORMER BANKSTOWN LGA**

The proposed does not intervene the design guidelines in a size point of view nor a design point of view.

The adjoined developments are of mixed styles and the proposed does fit in smoothly being it an average frontage and height from the street. The proposed design will add character to the adjoining neighbourhood of this site. There is no subdivision proposed. All council codes & policies are considered to be met.

Proposed is demolition of a number of internal and external walls including the living, kitchen and sunroom walls. The existing floor in the sunroom will also be demolished. The existing pergola will be retained and the proposed addition will attach to the existing pergola and wrap around it. Please refer to the architectural plans for more details.

The proposed is designed in conjunction with The Canterbury-Bankstown Local Environmental Plan 2023 & The Canterbury-Bankstown Development Control Plan 2023.

CALCULATIONS TABLE

DETAILS	COMPLIANCE	GFA	COMPLIANCE
site area = 554.3m ²	COMPLIES	Dwelling 1 GFA = 171.17m ²	
roof area = 312.7m ²		TOTAL GFA ALLOWED = 277.15m ²	
no. of dwellings = 1		TOTAL FSR PROPOSED= 0.30:1	COMPLIES
site cover = 222.5m ² (40.1%)	COMPLIES		
deep soil = 167.58m ² (30.2%)	COMPLIES		
car spaces = 4	COMPLIES		

CONTROL	REQUIRED	PROPOSED	COMPLIES –Y/N
Subdivision	2.1 Council may allow the subdivision of land to create not more than 4 battle–axe lots, provided that the average area of the lots, exclusive of any access corridor, is not less than 450m², and each lot contains a rectangle with sides of 10 metres and 15 metres behind the setbacks of the proposed dwelling house. 2.2 Where the subdivision of land is creating: (a) a single battle–axe lot, the minimum width of an access handle is 3.5 metres; or (b) 2 or more battle–axe lots, the minimum width of an access handle is 3.5 metres plus a passing bay at 30 metre intervals. Vehicle access to battle–axe lots must be provided via access handles and not rights-of-way.	No subdivision has been proposed	n/a
Storey limit (not including basements)	2.3 The storey limit for dwelling houses is 2 storeys. In addition, dwelling houses in the foreshore protection area (refer to map in Appendix 1) must ensure the wall height does not exceed 7 metres and the building height does not exceed 9 metres. 2.4 The siting of dwelling houses and landscaping works must be compatible with the existing slope and contours of the allotment and any adjoining property. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation. 2.5 Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where: (a) the dwelling house is required to be raised to achieve a suitable freeboard in accordance with Part B12 of this DCP; or (b) the fill is contained within the ground floor perimeter of the dwelling house to a height no greater than 1 metre above the ground level (existing) of the allotment.	Single storey proposed No elevated platforms proposed No reconstituted ground level or fill is proposed in excess of 600mm	YES YES YES
Setback restrictions	2.6 The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.	No animal boarding is known of on the premises	YES
Setbacks to the primary and secondary frontages	2.7 The minimum setback for a building wall to the primary road frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey. 2.8 The minimum setback to the secondary road frontage is: (a) 3 metres for a building wall; and (b) 5.5 metres for a garage or carport that is attached to the building wall.	GROUND FLOOR SETBACK IS = 5.575M	YES
Setbacks to the side boundary	2.9 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre.	SIDE SETBACKS EASTERN BDY = 1.0M	YES

	2.10 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support. 2.11 The basement level must not project beyond the ground floor perimeter of the dwelling house.	WESTERN BDY = 0.95M	
Private open space	2.12 Dwelling houses must provide a minimum 80m2 of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5 metres throughout.	Proposed is 116.2sqm of POS or more	<u>YES</u>
Access to sunlight	2.13 At least one living area must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas. 2.14 At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling. 2.15 A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space. 2.16 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.	Front living/family room will receive more than 3 hours direct sunlight between 8am and 4pm on the mid-winter solstice All adjoining allotments receive a minimum of 3 hours sunlight to 50% of their private open space as the proposed is only single storey Single storey proposed no overshadowing onto adjoining properties	<u>YES</u> <u>YES</u> <u>YES</u>
Visual privacy	2.17 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5 metres above floor level; or	No windows of this sort are proposed	<u>YES</u>

	(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council. 2.18 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5 metres above floor level; or (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling. 2.19 Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and (b) does not exceed a width of 1.5 metres throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building. 2.20 Council does not allow dwelling houses to have roof-top balconies and the like.	No windows of this sort are proposed	<u>YES</u>
	(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5 metres above floor level; or (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling. 2.19 Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and (b) does not exceed a width of 1.5 metres throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building. 2.20 Council does not allow dwelling houses to have roof-top balconies and the like.	No windows of this sort are proposed	<u>YES</u>
Building design	2.21 The maximum roof pitch for dwelling houses is 35 degrees. 2.22 Council may allow dwelling houses to have an attic provided the attic design: (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey. 2.23 The design of dormers must: (a) be compatible with the form and pitch of the roof; and (b) must not project above the ridgeline of the main roof; and (c) must not exceed a width of 2 metres; and (d) the number of dormers must not dominate the roof plane. 2.24 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).	Proposed roof pitch is 22.5 degrees No such development has been proposed	<u>YES</u> <u>n/a</u>
Building design (car parking)	2.25 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: (a) comply with the road pattern shown in Appendix 2; and (b) ensure vehicle access from Balmoral Crescent to land at Nos. 107–113		

	Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3. 2.26 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided: (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages. 2.27 Despite clause 2.26, Council may allow an existing dwelling house (approved prior to 21 October 1997) to erect a carport forward of the front building line solely where: (a) two car parking spaces behind the front building line is not possible due to the side boundary setbacks being less than 3 metres; and (b) the carport achieves a high quality design with a pitched roof that complements the dwelling house; and (c) the carport is setback a minimum 1 metre from the primary and secondary frontages. 2.28 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade. 2.29 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided: (a) the building is at least 2 storeys in height, and (b) the garage is architecturally integrated with the upper storey by: (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. This clause prevails where there is a numerical inconsistency with another clause in Part B1 of this DCP.	Proposed is 2 parking spaces undercover behind the front building line and 2 parking space in front of the building line	<u>YES</u>
Landscaping	2.30 Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.	No trees are proposed to be removed	<u>n/a</u>

	2.31 Development must landscape the following areas on the allotment by way of trees and shrubs with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 4 and Appendix 5 for a list of suitable species): (a) a minimum 45% of the area between the dwelling house and the primary road frontage; and (b) a minimum 45% of the area between the dwelling house and the secondary road frontage; and (c) plant at least one 75 litre tree between the dwelling house and the primary road frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway); and (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.	Landscaping has been designed to comply with Council landscaping requirements. Please refer to the Landscape concept plan provided.	<u>YES</u>
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D. PRIVACY, VIEWS & OVERSHADOWING

There is no impact from privacy or overshadowing views as the proposed is of single storey construction and at the rear of the site.

E. AIR & NOISE

There is no impact from air or noise onto the proposed development nor does it have an impact on neighbouring dwellings as it fulfils the setback requirements the council codes and policies.

F. HERITAGE

This is not a heritage or conservation zoned site.

G. ADDITIONAL INFORMATION

This site is not affected by any contamination nor any acid sulphate soils.

H. BUSY ROADS AND RAIL CORRIDORS

This site does not adjoin any busy roads or rail corridors.

NOTE: All methods of construction are to comply with the NCC (National Construction Code) requirements.

The below highlighted clauses have been used for compliance in design.

 [Chapter 1.1 - Introduction and Administration](#)

CHAPTER 2 – SITE CONSIDERATIONS

 [Chapter 2.1 - Site Analysis](#)

 [Chapter 2.2 - Flood Risk Management](#)

 [Chapter 2.3 - Tree Management](#)

 [Chapter 2.4 - Pipeline Corridors](#)

CHAPTER 3 – GENERAL REQUIREMENTS

 [Chapter 3.1 - Development Engineering Standards](#)

 [Chapter 3.2 - Parking](#)

 [Chapter 3.3 - Waste Management](#)

 [Chapter 3.4 - Sustainable Development](#)

 [Chapter 3.5 - Subdivision](#)

 [Chapter 3.6 - Signs](#)

 [Chapter 3.7 - Landscape](#)

CHAPTER 4 – HERITAGE

 [Chapter 4.1 - Introduction](#)

 [Chapter 4.2 - Heritage Items](#)

 [Chapter 4.3 - Heritage Conservation Areas](#)

 [Chapter 4.4 - Development in the Vicinity of Places of Heritage Significance](#)

CHAPTER 5 – RESIDENTIAL ACCOMMODATION

 [Chapter 5.1 - Former Bankstown LGA](#)

 [Chapter 5.2 - Former Canterbury LGA](#)

CHAPTER 6 – STRATEGIC CENTRES

 [Chapter 6.1 - General Requirements](#)

 [Chapter 6.2 - Bankstown City Centre](#)

 [Chapter 6.3 - Campsie Town Centre](#)

CHAPTER 7 – COMMERCIAL CENTRES

 [Chapter 7.1 - General Requirements](#)

 [Chapter 7.2 - City West](#)

 [Chapter 7.3 - City East](#)

 [Chapter 7.4 - Neighbourhood Centres](#)

CHAPTER 8 – EMPLOYMENT LANDS

 [Chapter 8.1 - General Requirements](#)

 [Chapter 8.2 - Canterbury Road Enterprise Corridor](#)

 [Chapter 8.3 - Hume Highway Enterprise Corridor](#)

CHAPTER 9 – INDUSTRIAL PRECINCTS

 [Chapter 9.1 - General Requirements](#)

CHAPTER 10 – OTHER DEVELOPMENT

 [Chapter 10.1 - Child Care Centres](#)

 [Chapter 10.2 - Schools](#)

 [Chapter 10.3 - Home Businesses](#)

 [Chapter 10.4 - Non Residential Land Uses](#)

 [Chapter 10.5 - Places of Public Worship](#)

 [Chapter 10.6 - Commercial Land Uses](#)

 [Chapter 10.7 - Sex Services Premises](#)

 [Chapter 10.8 - Telecommunications Facilities](#)