
STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS

ADDRESS: 21 GOODLET STREET ASHBURY NSW 2193

CLIENT: MR AND MRS CARDILE

DATE: 13/05/25



Residential & Commercial Design abn: 38 841 225 415

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1.0 Generally and Site Analysis

- The site is located at 21 Goodlet Street Ashbury, lot 6, DP 168523.
- The zone is R2 Low density residential.
- There is an existing detached single storey dwelling on the site (with land rising to rear).
- The proposed work includes the following:
 - Internal alterations to rear of existing layout, including window modifications.
 - New front boundary fence and new porch balustrade to replace existing.
 - New pergola to rear.
- The dwelling is not heritage listed but falls within the Ashbury Conservation Area. As such a Heritage Impact Statement has been submitted with the Development Application.
- Reference is made to Canterbury-Bankstown City Council's Canterbury DCP 2023 and Council's LEP 2023 for these proposed works.
- This statement refers to architectural drawings numbered 2553-00 to 2553-06 along with documentation prepared by the required consultants.
- All work is to be carried out in accordance with the Building Code of Australia, National Code of Construction and Australian Standards.

2.0 Site and Context Suitability

- The site in its current form is suitable for this proposal.
- The current dwelling will be renovated and the front will be restored to better complement heritage value. The proposed changes will improve the streetscape.

3.0 Present and Previous Uses

- The site and dwelling is used for residential purposes. This use is to remain.

4.0 Development Controls and Design Guidelines

- The proposed work will not detract from the grid pattern of Goodlet Street.
- The scale, massing, height and spacing of the proposed work suits the character of the area.
- The general appearance of proposed work including selection of materials will be in harmony with the existing dwelling and its current environment.
- There are many dwellings along Goodlet Street that do not appear to be of heritage significance. The owners of the subject property plan to restore the front façade with heritage features.
- The overall height complies with council's maximum 8.5m limit. Proposed is 3.3m.
- Setbacks comply with council's controls.

Front setback:

- N/A. No forward extension is proposed.

Side setback:

- Complies with the minimum 1.0m requirement. The pergola will be 923mm on the northern side and 3.134m on the southern driveway.
- The dwelling side setbacks will not change.

Rear setback:

- Complies with the minimum 6.0m requirement. The proposed pergola will be 16.414m.

- The floor space ratio (FSR) will not change. The allowable FSR is 0.50:1. Proposed is only 0.24:1.
- Refer to below development data calculations.

- Existing Gross floor area = 137.00m²
- Site area = 571.51m²

- There is no change to landscaped area. The pergola will be constructed over the existing hard paved area.

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- There will be 200m² of private open space. Private open space complies with the minimum requirement.
 - Site coverage complies with the maximum 50% permissible (for sites between 450-599m²). Proposed site coverage will be 245m² (43%).
 - The existing front fence piers will remain. A new wrought iron infill will be installed to relate more to original heritage design.

5.0 Privacy, Views and Overshadowing

- The proposed pergola is over an existing patio which does not directly look into neighbouring properties.
- No proposed windows will affect the privacy of neighbouring properties.
- It is considered that the proposed shadows will not adversely reduce the solar access of neighbouring properties. The pergola is under the main roof height and the southern boundary where shadows will cast is over 3m away.
- There are no significant views that will be lost as a result of the proposed work.
- Therefore, the proposed alterations and additions will not be detrimental to the privacy, views and overshadowing of adjoining neighbours.

6.0 Soil and Water

- Excavated material is to be filled around the site. Where soil is to be removed, the builder must ensure that no drains are blocked and no debris or soil is to enter the council's footpath or roads at any time.
- If the soil is affected by any adverse classification, the builder is to adhere to the requirements of council in its movement and/or removal.

7.0 Energy

- Refer to basix energy assessment prepared by Ecomode.

8.0 Stormwater

- All new drains and downpipes are to connect to the dwelling's existing stormwater system which is to connect to council's drainage system.
- Stormwater is to be in accordance with council's development controls.

9.0 Waste Management Plan

- All waste from the demolition and construction stage is to be removed by the nominated builder. This waste is to be taken to the nearest tip.
- Waste is to be removed as necessary to avoid hazards during construction. No waste is to be visible from the street during construction.

10.0 Conclusion

- Based on council's development controls and the LEP, the proposal contains no dramatic adverse effects to the surrounding properties or the environment.
- Solar access, overlooking and general bulk and form were factored into the project design.
- The front façade changes will introduce federation features and the overall alterations will improve the dwellings current state of condition.
- It is considered that the design will result in minimal impacts to neighbouring properties. Therefore, the design achieves the objectives as set out in council's DCP.
- If construction is built in accordance with the general principles of development control, it is believed that consent should be granted for this proposal.