

Statement of Environmental Effects

report prepared for site analysis at:

LOT 52, D.P 13278
29 Esme Avenue Chester Hill NSW 2162

proposed development:

first floor addition to existing dwelling & use of existing 'unauthorised' structure above garage to be integrated into the first floor addition.

May 2025

Local authority:
Canterbury Bankstown City Council

Disclaimer

This report has been prepared with due care; however, no responsibility is accepted for any errors or omissions, or for the use of its contents for any purpose other than as an aid in assessing the Development Application referenced herein. While all reasonable efforts have been made to identify relevant issues and likely areas of concern, this report is based on information provided by the property owner(s) and their agent(s). Although this information is believed to be accurate at the time of preparation, no responsibility is accepted for its accuracy or completeness.

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1943 Image (source:six maps)

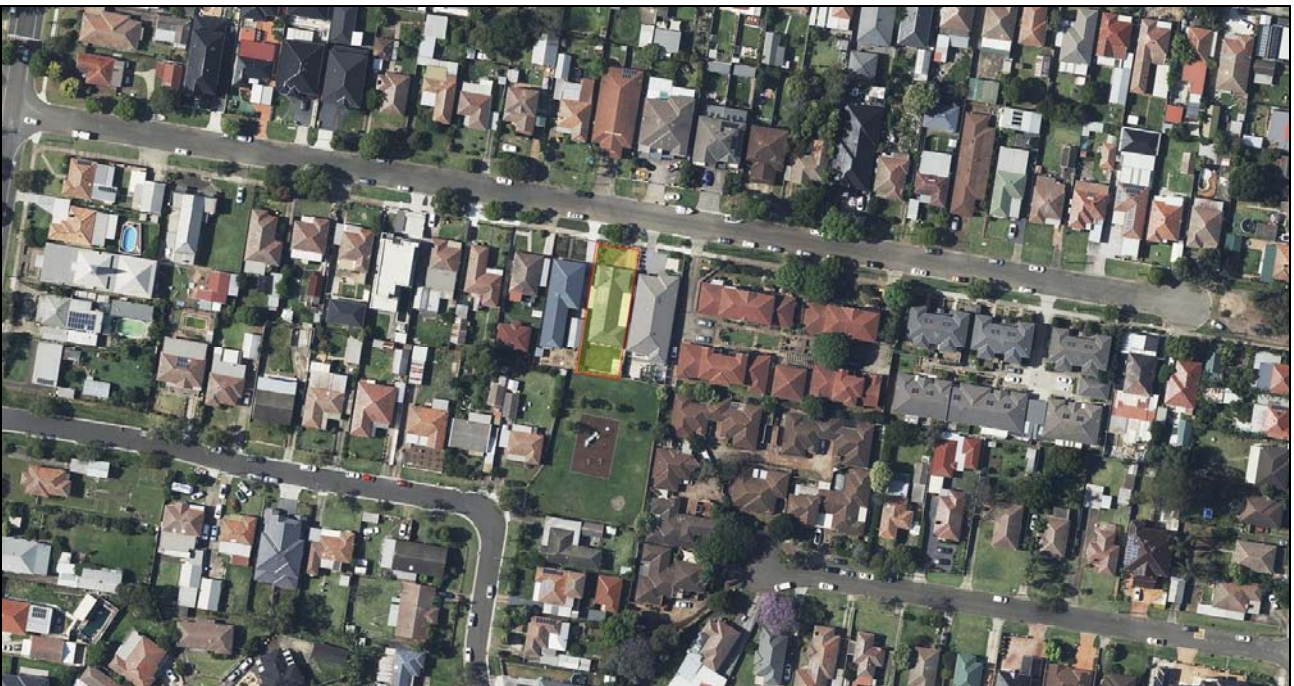


Image (source:six maps)

1.0 Photos of Subject Site



Figure 1. The subject property as viewed from Esme Avenue.

2.0 Introduction

This document has been prepared to provide supporting information for the proposed alterations to the existing residential dwelling. It outlines the intent, scope, and design rationale behind the development and should be read in conjunction with the architectural plans prepared by timandsarahk, dated May 5, 2025.

The information herein is intended to assist in the assessment of the proposal against relevant planning controls and design principles, including but not limited to built form, site context, and the relationship to surrounding properties. This statement aims to clarify the nature of the modifications and demonstrate how the proposed works align with applicable local planning policies and residential design guidelines.

3.0 Site Analysis

The site is known as 29 Esme Avenue CHESTER HILL NSW 2162 with a registered title of Lot 52, in a deposited plan of 132278. The site is located within Canterbury Bankstown Council's locality. The site has an area of 537.5m² by DP and 539.6m² by calculation, with its frontage to Esme Avenue, the side and rear boundaries adjoining private residences. The boundaries of the subject land are fenced.

The streetscape is characterised by dwelling that are detached.

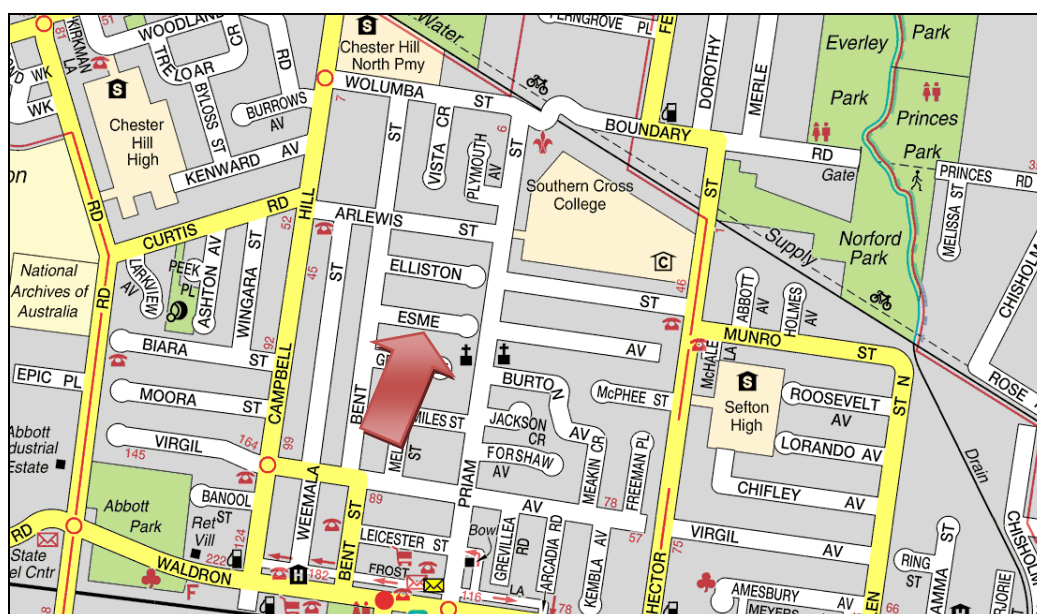
The subject building is next to existing single storey house. Surrounding land uses within the immediate vicinity of the site are residential with single and double storey structures.

The site Zone R2 Low Density Residential. The use is permissible with consent.

4.0 Location



Figure: An aerial view of the surrounding area. (sixmaps)



Source: UBD

5.0 Proposal

In summary, the works proposed for 29 Esme Avenue CHESTER HILL NSW 2162 comprise:

- First Floor addition to the existing single storey dwelling
- Design incorporates connection to existing structure over the garage that is the subject of a 'Building Information Certificate' BIC39999

The proposal aims to enhance the overall amenity and functionality of the dwelling for its occupants by reconfiguring and upgrading key living spaces. Specifically, the proposed alterations are designed to provide a more efficient and usable living areas that better supports contemporary living needs.

By optimising the internal layout and making better use dwelling, the development seeks to improve the spatial quality, natural light access, thereby increasing comfort, liveability, and long-term value for the residents.

The development proposal includes the construction of a first-floor addition designed to provide structural integration and internal access to the existing, unauthorised first-floor structure located above the garage. The application seeks retrospective approval for the unauthorised works as part of the broader development scope, ensuring consistency in built form, alignment with planning objectives, and compliance with relevant building standards.

The structure above the garage has the ability to be updated to comply with NCC standards and can be conditioned accordingly as indicated on the plans.

6.0 Present & Previous Use

The site is currently used for residential use and will maintain its residential use.

7.0 Compliance with Development Standards

Planning Documents

- Canterbury-Bankstown Local Environmental Plan LEP 2023
- Canterbury-Bankstown Development Control Plan DCP 2023

Canterbury-Bankstown Local Environmental Plan LEP 2023
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Development permissibility

The property has been identified as part of the R2 Low Density Residential Zone where development for the purpose of alterations and additions to a single dwelling is permissible with consent.

Height of buildings

The maximum permissible building height as identified in the LEP is 9.0m. It is noted that the highest point of the building, measured from natural ground level to the top of the ridge measures at 7.497m. This is well compliant with the height control and is demonstrated on the Proposed Plans submitted with this application.

Floor space ratio (FSR)

This part of the LEP states that consent may be granted to the carrying out of residential development on land within the prescribed zone which results in a floor space ratio (FSR) of up to 0.5:1, generating a permissible gross floor area (GFA) of 268.75sqm for this site.

The proposal includes a total GFA of 261.37 sqm, giving an FSR of 48.62%. This is compliant with the LEP controls for FSR.

CALCULATIONS	m ²
Existing Ground Floor area	155.22
Existing Front Porch	12.19
Existing Rear Alfresco	21.64
Existing Garage	24.23
Existing Garage Storage	15.34
Existing First Floor area above garage	37.46
Proposed Ground floor stair section	14.82
Proposed First Floor area	53.87
Proposed First Floor rear balcony	8.06
Total Area	342.83
FSR 261.37m ² / 537.5m ² (site)	48.62%

Preservation of trees

There will be no removal of any significant trees as part of this application.

Acid sulfate soils

Engineering drawings and documents will address ASS needs.

Flood planning

A SSR that was prepared for the existing house is attached and the house was built accordingly.

Key sites, acquisition and biodiversity

The property is not identified as a key site, is not reserved for acquisition and does not contain significant biodiversity. No further consideration is required in this regard.

Heritage

The property is not identified as a heritage item nor in a conservation area.

Canterbury-Bankstown Development Control Plan DCP 2023
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Part 5.1 Residential Accommodation, Section 2 – Dwelling Houses**Storey limit (not including basements)**

The proposed will add a level to the existing single storey dwelling.

Setback restrictions

N/A

Street setbacks

The first floor addition will be well over the required 6.5m

Side setbacks

The first floor addition will be 1.09m to the west and greater than that to the east.

Private open space

No change to the POS

Access to sunlight

The ground floor has been designed and approved under CDC that looked at solar access. However the secondary living area within the first floor achieves sunlight in the afternoon.

Visual privacy

The first floor contains a 1.5m balcony that will include privacy screen to the west side. It is setback enough from the rear boundary. The rear enjoys views to Burton Reserve.

Building design

Complies

Building design (car parking)

No change to carparking arrangements

Landscape

No changes to the landscaping.

Additional Comments.

Energy efficiency

The proposal has included a Basix Certificate to satisfy energy requirements.

8.0 Erosion & Sediment Control

An approved siltation fence will be provided on the low side which will be constructed in accordance with council requirements as required.

9.0 Site Management

An all weather access, material storage and recycle area will be provided on the site. Construction barriers will be installed to restrict entry to the active building sections.

10.0 Conclusion

This report has evaluated the proposal to introduce alterations and additions to the subject site.

Overall, the proposal aligns with the intent of Council's planning standards. The design consistently aims to uphold these standards while maintaining a respectful relationship with the surrounding residences and their occupants. A central goal is to deliver a design that reflects both the immediate context and the distinctive character of Chester Hill.

The proposed development has been thoughtfully designed to satisfy the objectives and requirements of relevant planning instruments, codes, and guidelines, and it will not negatively affect the Chester Hills streetscape.

With the community's best interests in mind, we respectfully ask Council to exercise its discretionary authority and approve the proposal.