

128 Duntroon St
Hurlstone Park

Statement of Environmental Effects

05.06.25

INTRODUCTION

This document forms part of a Development Application for alterations and additions to a detached single dwelling at 128 Duntroon St, Hurlstone Park. It should be read in conjunction with the accompanying architectural drawings and other reports.

This statement outlines the site and context, the proposed works and the mitigation of impacts that may result from those works. Included is also a review of the relevant controls from the Canterbury-Bankstown LEP 2023 and the Canterbury-Bankstown DCP 2023.

If any further information is required, please do not hesitate to contact the applicant.

KEY DETAILS

Address	128 Duntroon St, Hurlstone Park
Lot / DP	Lot 1 / Sec 1 / DP 3849
Site Area	743m ²

CANTERBURY-BANKSTOWN LEP 2023

Zone	R2 - Low Density Residential
Floor Space Ratio	NA
Maximum Height	8.5m
Minimum Lot Size	460m ²
Heritage	Yes - Floss Street HCA
Flood Planning	No
Foreshore Building	No
Acid Sulfate Soils	Class 5

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Hurlstone Park

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SITE AND CONTEXT

LOCATION

The subject site is located on the east side of Duntroon St, and is the third lot south from the edge of the E1 zone around Hurlstone Park Station. The immediate area is characterised by 1 and 2 storey detached single dwellings, while further north contains large apartment and commercial buildings.

The neighbours at 126 and 130 Duntroon St are both single storey brick dwellings with a tiled roof and two storey contemporary rear additions. They are very similar to the dwelling at 128 Duntroon St with front elevations with similar proportions and detailing.

Duntroon St is a wide neighbourhood street with moderate traffic and parking both sides. It contains mature street trees.

The subject site is located within the Floss Street Heritage Conservation Area and is typical / exemplary of the area.

EXISTING DWELLING

128 Duntroon St contains a single storey detached single dwelling. It is brick with a tiled roof and presents a traditional Queen Anne style facade to the street. The front of the house contains a porch with modified detailing. The entry to the dwelling is concealed behind thick vegetation. Two bedrooms face the street either side of the front door. Beside the dwelling is an existing vehicle fence (north) and shed (south).

The site fans out to the rear and so contains a generous rear garden, accessible by a side passage to the north. The rear of the house currently contains a fibro lean-to structure, covered deck and open brick laundry. The dwelling retains much of its original character internally.

The rear garden contains two small sheds, as well as several mature trees. The centre of the garden is defined by a large Angophora which provides lovely outlook and shading. At the edges of the garden are several other trees in various conditions. The subject site falls subtly to the rear, and contains a small retaining wall (400mm high) in the middle of the garden which is failing.



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Aerial image (source: maps.six.nsw.gov.au)

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SITE AND CONTEXT

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Front entry path and garden



Front elevation showing 126, 128 and 130 Duntroon St

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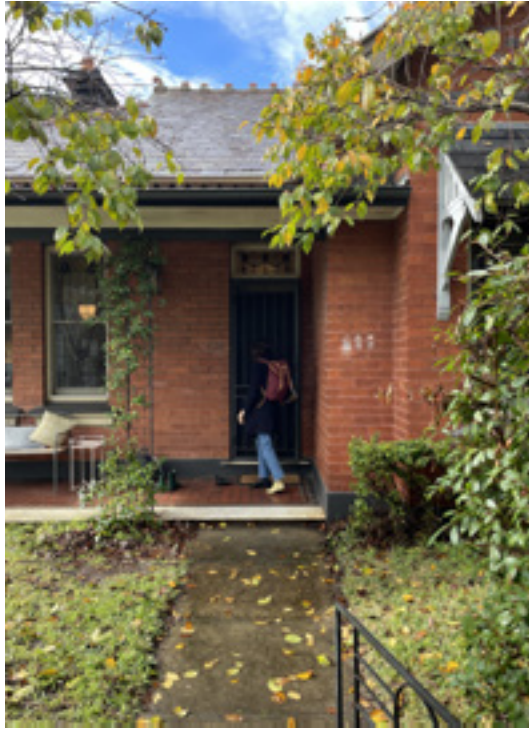
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EXISTING DWELLING

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Street elevation of 128 Duntroon St



Side passage of 128 Duntroon St showing lean-to addition



Typical internal character of 128 Duntroon St

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SITE AND CONTEXT

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Rear elevation of 128 Duntroon St, showing large angophora gum and two storey addition at 130 Duntroon St beyond



Rear outlook from deck of 128 Duntroon St, showing fall of site to rear

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DETAILS OF THE PROPOSAL

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AIMS OF THE PROPOSAL

This proposal is a modest addition to a family home. Its aims to achieve the following:

- Retain the character of the original dwelling.
- Replace the rear lean-to with new living space.
- Add a new upper level bedroom.
- Provide connection with the garden.
- Provide natural light and ventilation throughout.
- Maintain and encourage the Angophora.
- Remove other trees that are dead or a nuisance.
- Add a new studio / secondary dwelling.
- Add a pool.

DETAILED DESIGN

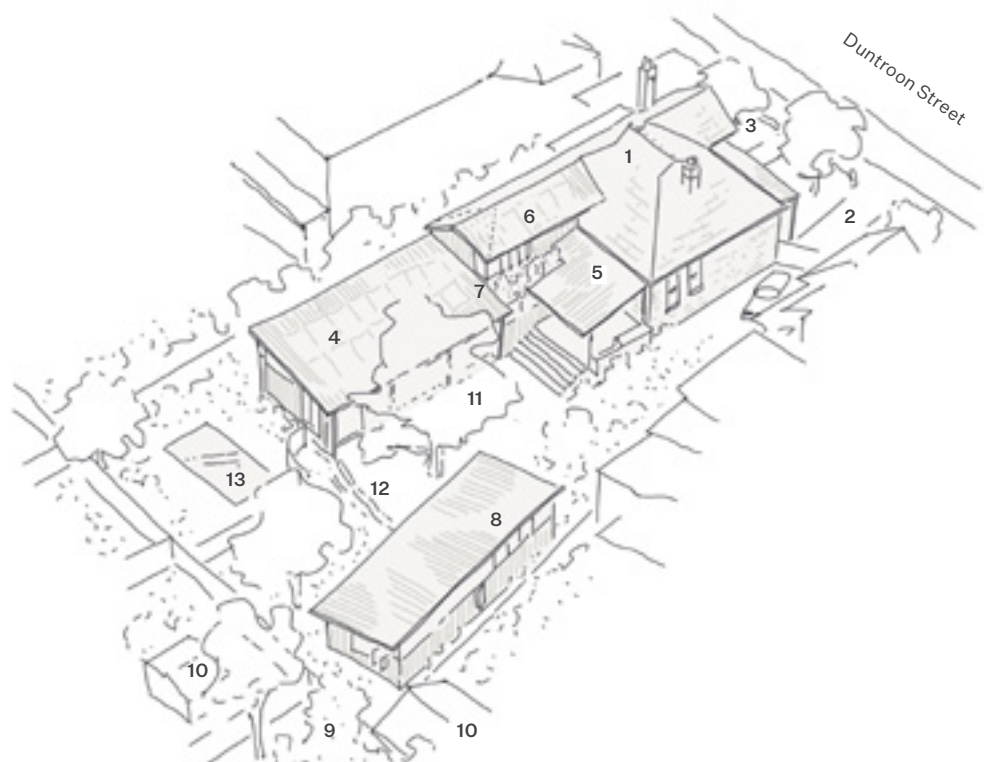
The proposal retains the existing footprint of the dwelling, and the majority of its walls and windows (1). At the front of the site, the existing driveway, crossover, parking spot and shed are all maintained (2). The front garden is retained while the front porch is restored to a Queen Anne style (3). Inside, the rooms of the original house are maintained to use as bedrooms and living areas. An existing bathroom is upgraded to a new larger room with better natural light.

At the rear of the house, the lean-to and covered deck are removed and replaced with a new living room located to the south of the site (4). The structure opens to the north to gain natural light and contains smaller side openings for ventilation and rooftop solar. With the lean-to gone, the original lounge room can open to a new covered deck (5) - providing natural light and air to the core of the old house.

An existing gable roof form at the rear of the house is proposed to be repaired and extended slightly to create an upper level bedroom within the existing roof form (6). A small roof garden is proposed beside this room (7).

In the north east corner of the site a new studio is proposed (8). It opens to the south and west to view the garden, while gaining northern light through high windows. It has been placed in this corner to reduce it's impact on neighbouring sites which are overgrown (9) or contain sheds (10).

Between the house and studio, a rich garden is proposed, centred on the existing angophora (11). The existing low retaining wall is proposed to be upgraded (12) and a new pool is proposed in the south east corner of the site (13).



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Sketch of the proposal from the north east

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SITE SUITABILITY

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ALTERATIONS / ADDITIONS + SECONDARY DWELLING

The proposal seeks to retain and modify a single detached dwelling and add a new detached secondary dwelling.

The works to the existing dwelling retain a modest home and have been designed to not create undue bulk and scale or privacy impacts for neighbours. The works maintain the heritage value of the dwelling. The new secondary dwelling is modest in footprint and located at the rear of the site as is the acceptable pattern for the area.

Canterbury-Bankstown LEP 2023 states that within Zone R2 - Low Density Residential both **Dwelling Houses** and **Secondary Dwellings** are permitted with consent.

The subject site is in excess of the minimum lot size of 460m². The fanning shape of the site has created a generous rear garden which can adequately contain the proposed works.

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IMPACTS OF THE PROPOSAL

VEGETATION

The proposal includes the removal of 2 large and 5 small trees. These are noted in the Architectural drawing set and are addressed this accompanying Arboricultural Impact Assessment.

Of the two large trees proposed for removal, the Arboricultural Impact Assessment notes the following:

Tree 10 (Magenta Lilly Pilly) - exempt from Council protection as it is located within 3m of the centre of the trunk to a wall of a primary dwelling (neighbouring property - 126 Duntroon).

Tree 14 (Dead Tree) - Dead. Structurally unstable.

The mature Magenta Lilly Pilly (tree 10) is impacting on the neighbouring dwelling at 126 Duntroon, and will be impacted by the footings of the new studio. It is a large tree growing in very close proximity to established dwellings, and as such is not suitable to its current location.

Canterbury-Bankstown DCP 2023 chapter 2.3 lists several considerations regarding tree removal, which have been addressed below:

(a) the suitability of the tree for site conditions;

The tree is too close to the neighbouring dwelling and is causing impact to that property

(b) the condition of the tree;

The tree is healthy.

(c) the contribution of the tree to the local landscape;

The tree is part of a dense canopy shared by several dwellings which will still remain with the removal of this tree

(d) the environmental contribution of the tree;

The tree contributes less to the environment than the neighbouring angophora and its removal will not unduly detract from this cluster of trees.

(e) the impact of the tree on the property and associated infrastructure;

The tree is impacting the neighbour at 126 Duntroon St

(f) the amenity of the occupants of the site;

The tree blocks natural light and drops debris. Shade and outlook will be provided by the retained trees on site

(g) the impact on the heritage significance of an item or area;

The heritage significance of the area is defined by the character of housing and street trees, and this tree does not affect the streetscape

(h) any damage to the tree that may or may not be the result of tree vandalism.

The tree has not been vandalised

Elsewhere, 5 small trees are proposed to be removed. These are a mix of boundary screening trees that are no longer providing privacy and are overgrowing their adjacent fences. These are all noted in the Arboricultural Impact Assessment.

The proposal seeks to retain and encourage 6 existing trees including a mature Angophora tree in the middle of the site (tree 9). The new living room and studio have been carefully designed to avoid the structural root zone of that tree and tree protection methods have been outlined in the Arboricultural Impact Assessment to assure its health through the build.

Several other mature trees are to be retained around the garden. These provide privacy, shading and outlook for the dwelling and surrounding neighbours.

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Magenta Lilly Pilly (tree 10) to be removed

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IMPACTS OF THE PROPOSAL

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HERITAGE

The subject site is located within the Floss St Heritage Conservation Area. Whilst not a heritage item, previous studies of the area have noted the importance of this dwelling as an example of an original Federation House in Queen Anne Style.

The existing dwelling is considered relatively in tact with only minor front facade alterations and as such contributes to the character of the area. The proposal retains the value of the existing dwelling and restores period appropriate features the front facade such as new porch framing and roofing and period appropriate painting. An existing faux-heritage front door is to be replaced with a simple contemporary door that will be recessive in the buildings appearance. This submission includes a detailed front elevation, that has been included below.

The new works at the rear of the dwelling are maintained behind and below the existing dwelling. The upper level extension is contained within and existing rear gable form. This part of the roof is currently rusting metal, and is in need of repair. By utilising the existing roof form they new works will not be visible from the street, and the heritage roof form will be repaired with matching roof sheeting.

Included in this submission is a Statement of Heritage Impact that discusses the sites history, its significance, and the impacts of the works on the Floss St Heritage Conservation Area, and on nearby heritage items. The Statement of Heritage Impact includes a full assessment of the Heritage controls of Canterbury-Bankstown DCP 2023.



A Broadhurst Postcard of Duntroon Street, C1912
(note: indicative of, but not the subject site)
Source: State Library of NSW



Detail of proposed front elevation

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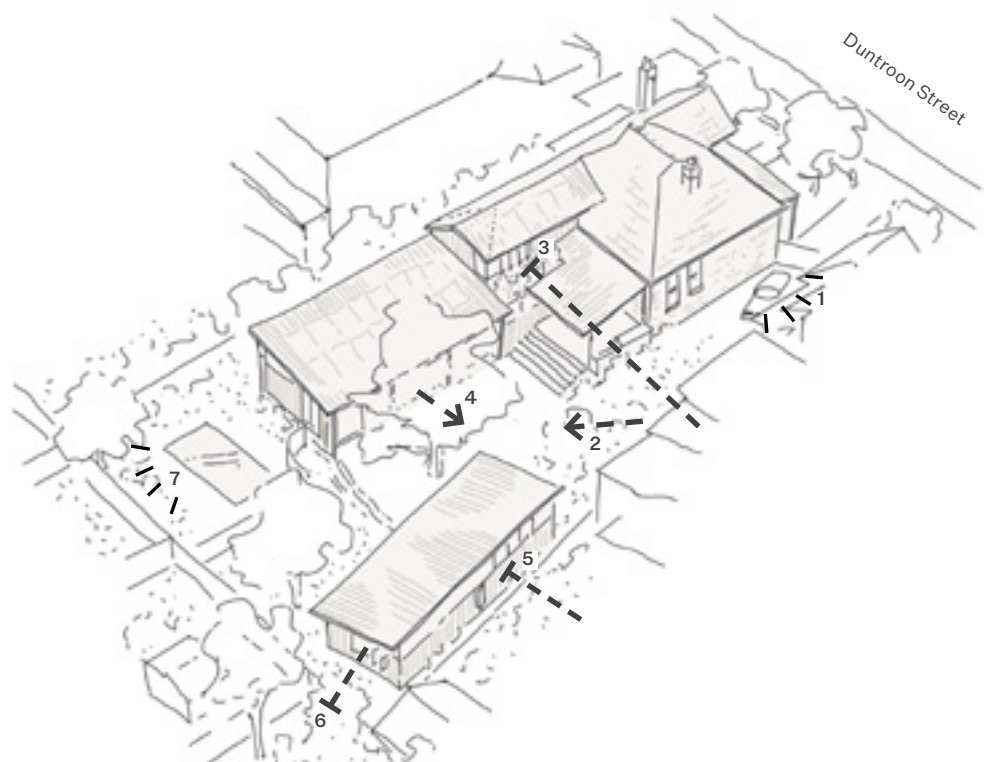
IMPACTS OF THE PROPOSAL

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PRIVACY

The proposed additions and secondary dwelling have been carefully designed to both rectify existing privacy concerns and mitigate any further impacts. This has been achieved in the following ways as illustrated on the sketch below.

1. The sites existing car parking is directly adjacent to number 126 Duntroon St. New planting is proposed to the north boundary to mitigate these effects.
2. Further along the side boundary, existing overlooking from 126 Duntroon St is rectified by including new trees in a wider part of the garden that will screen views.
3. The proposed upper level addition risks overlooking neighbours side facing windows and the rear garden of 126 Duntroon St. It also needs to be given privacy from windows at the apartments built to the north of 126 Duntroon St. To mitigate this, casement screens are proposed to north facing upper level windows. These are designed to open to the east to maintain views of the angophora and rear garden of 128 Duntroon St only.
4. The new living room extension contains windows facing north. While these face the side boundary, they are over 12m from 126 Duntroon St. In addition, this living room has been set lower than the existing dwelling, so will not overlook past the boundary fence.
5. The proposed secondary dwelling is also designed to provide privacy to 126 Duntroon St - aligning to that boundary and opening back towards the subject site. Only high windows are proposed along the facade facing that boundary.
6. A small window from the bedroom at the rear of the new secondary dwelling faces the rear boundary. This window will face into an established dense garden at 12 Starkey St, and provides no overlooking.
7. The proposed pool in the south east corner of the site has been given a generous setback from the side and rear boundaries to ensure the neighbours are afforded acoustic and visual privacy. The pool has been set at a low part of the site - using fences to reduce overlooking and noise. The pool equipment will be contained within an acoustic enclosure.



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Sketch of the proposal from the north east, highlighting privacy measures

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ASSESSMENT AGAINST KEY CONTROLS - CANTERBURY-BANKSTOWN LEP 2023

05.06.25

Control	Response		
Zone R2 - Low Density Residential	The proposal complies with the objectives of this zone by providing upgraded housing and a modest secondary dwelling.		
4.1 Minimum Lot Size	The proposal does not include subdivision, and the existing site is retained.		
4.3 Height of Buildings	Control	Proposed	Complies?
	Maximum 8.5m	Maximum 7.1m at existing chimney	Yes
4.4 Floor Space Ratio	The subject site is not subject to a floor space ratio.		
5.10 Heritage Conservation	The subject site is located within the Floss St Heritage Conservation Area, and is considered an important element to the character of the area. The proposal retains the value of the existing dwelling and restores period appropriate features the front facade. The new works are maintained behind and below the existing dwelling - utilising the existing roof forms - and will not be visible from the street. Please refer to the accompanying Statement of Heritage Impact for more detail.		
5.21 Flood Planning	The subject site is not subject to flooding		
6.1 Acid Sulfate Soils	The subject site is class 5. As such the proposed excavation will not impact acid sulfate soils.		
6.2 Earthworks	The proposal includes excavation for a swimming pool. These earthworks can be undertaken without disturbing the drainage patterns or stability of the surrounding land. Due to the suburban nature of the site, there will be no adverse impacts on a watercourse, drinking water catchment or environmentally sensitive areas.		
6.3 Stormwater	The proposal has been designed to best manage stormwater - retaining on site for use and discharging to the street stormwater system in accordance with Council’s guidelines.		

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ASSESSMENT AGAINST KEY CONTROLS - CANTERBURY-BANKSTOWN DCP 2023

05.06.25

Control	Response																
Chapter 2.3 Tree Management	The proposal includes the removal of 5 trees and the retention of 6 trees on the site. The removal of one large Magenta Lily Pilly is proposed. This tree is not suited to it's location - being too close to 126 Duntroon St and impacting on that dwelling. Removal of this tree has been addressed earlier in this report and in the accompanying Arboricultural Assessment Report.																
Chapter 3.1 Engineering Standards	The proposal retains the existing driveway and vehicle crossover. The proposal includes a stormwater drainage concept plan. The proposal captures rainwater for reuse on-site by a charged downpipe system. This has been designed in accordance with part 3.9 of this chapter. The overflow from this tank drains to the Council's stormwater drainage system by gravity only. The landscape plan contains a large amount of permeable space. On site detention is not required.																
Chapter 3.2 Parking	The proposal retains the existing parking location and driveway crossover. The proposal accommodates 2 parking spaces as required by the off street parking schedule. The parking space 6×3m and is open air. An upgraded gate as proposed, which has been set 1m behind the dwelling's front wall.																
Chapter 3.3 Waste Management	The proposal retains existing domestic bin use patterns.																
Chapter 3.7 Landscape	The proposal has been designed to retain and enhance the dwelling's existing garden and established trees. New planted areas and lawns are included in the design as well as paved pathways and a small new retaining wall (replacing an existing wall). No major cut and fill is proposed as the levels of the site are being retained. Large areas of deep soil are proposed. Several large trees are retained as noted under chapter 2.3 above. Existing street trees and front garden trees are retained.																
Chapter 4 Heritage	The subject site is located within the Floss St Heritage Conservation Area, and is considered an important element to the character of the area. The proposal retains the value of the existing dwelling and restores period appropriate features the front facade. The new works are maintained behind and below the existing dwelling - utilising the existing roof forms - and will not be visible from the street. Please refer to the accompanying Statement of Heritage Impact for a full assessment of the Heritage controls of Canterbury-Bankstown DCP 2023																
Chapter 5.2 Residential Accommodation - Former Canterbury LGA																	
2.1 Minimum Lot Size and Frontage	The subject site provides adequate area for the existing dwelling, its amenity, landscape and parking requirements.																
2.2 Site Coverage	The proposal meets the controls for site coverage for sites 600m ² - 899m ² as noted below:																
	<table><tr><td></td><td>Control</td><td>Proposed</td><td>Complies?</td></tr><tr><td>Maximum area of building footprint</td><td>380m²</td><td>255m²</td><td>Yes</td></tr><tr><td>Maximum floor area of all outbuildings</td><td>60m²</td><td>44m²</td><td>Yes</td></tr><tr><td>Maximum site coverage of all structures on a site</td><td>40%</td><td>40%</td><td>Yes</td></tr></table>		Control	Proposed	Complies?	Maximum area of building footprint	380m ²	255m ²	Yes	Maximum floor area of all outbuildings	60m ²	44m ²	Yes	Maximum site coverage of all structures on a site	40%	40%	Yes
	Control	Proposed	Complies?														
Maximum area of building footprint	380m ²	255m ²	Yes														
Maximum floor area of all outbuildings	60m ²	44m ²	Yes														
Maximum site coverage of all structures on a site	40%	40%	Yes														

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Control	Response																
2.3 Landscaping	The proposal retains a large area of garden and controls stormwater through permeable planting. The proposal contains 39% deep soil area, in excess of the control requiring 25%.																
2.4 Layout and Orientation	The proposal is carefully designed to gain northern light to many rooms and encourage cross ventilation. The new works have been placed lower on the site compared to the existing dwelling to reduce impact on the southern neighbours, and to not be visible from the street. A large private open space is located directly off the living rooms.																
2.5 Height	The proposal retains the existing dwellings maximum building height of 7.1m (measured to an existing chimney). The new works are all lower than the existing dwelling and have a maximum height of 4.55m. The proposal does not include a basement, attic or roof terrace. The proposed replacement retaining wall has a maximum height of 500mm.																
2.6 Setbacks	<div><div>The alterations and additions to the existing dwelling meets the controls for setbacks for sites with frontages wider than 12.5m as noted below:</div><table><tr><th></th><th>Control</th><th>Proposed</th><th>Complies?</th></tr><tr><td>Front Setback</td><td><i>Retains existing</i></td><td></td><td>Yes</td></tr><tr><td>Side Setbacks</td><td>1m</td><td>2.31m</td><td>Yes</td></tr><tr><td>Rear Setbacks</td><td>6m</td><td>9.51m</td><td>Yes</td></tr></table><div>The proposed swimming pool is set back greater than the required 1m from both side and rear boundaries.</div></div>		Control	Proposed	Complies?	Front Setback	<i>Retains existing</i>		Yes	Side Setbacks	1m	2.31m	Yes	Rear Setbacks	6m	9.51m	Yes
	Control	Proposed	Complies?														
Front Setback	<i>Retains existing</i>		Yes														
Side Setbacks	1m	2.31m	Yes														
Rear Setbacks	6m	9.51m	Yes														
2.7 Building Separation	The proposed extension to the rear of the dwelling is defined as a series of separate roof forms. The ‘pavilion’ form of this rear addition is 11.3m long and is articulated by a unique roof form and a change in cladding materials.																
2.8 Building Design	The proposal retains and restores the original character of the dwelling. The proposed additions are not visible from the street and a clearly distinct from the original form of the dwelling. The existing entry is clearly defined and two habitable rooms face the street. Internal rooms meet the required dimensions of the DCP and provide generous storage throughout. The new facade uses subtle and discreet materials and colours and incorporate eaves and shading devices.																
2.9 Roof Design	The proposed additions use simple pitched roof forms. The new upper level bedroom retains the existing roof form of the original dwelling.																
2.10 Solar Access and Overshadowing	<div><div>The proposal has been designed to capture northern light throughout the year and maintains solar access to the new living spaces during mid winter. Private open space maintains 3 hours of sunlight at mid winter as shown in the provided shadow diagrams.</div><div>Solar access has also been maintained to the southern neighbour at 130 Duntroon St, where private open space maintains 3 hours of sunlight at mid winter as shown in the provided shadow diagrams. No solar hot water or photovoltaic systems are affected by the proposal.</div><div>The proposal includes a mix of eaves and operable shade screens. Double glazing will be used throughout.</div></div>																
2.11 Visual Privacy	The proposal has been located on the site so as to provide privacy to neighbouring dwellings. Where overlooking from neighbours is already occurring, additional screening devices have been incorporated in the design. A detailed discussion of privacy has been included earlier in this report.																

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Control	Response
2.12 Acoustic Privacy	The proposal has been arranged so to use the built form to shield neighbouring dwellings from noise. The proposed pool has been set low on the site away from neighbours windows and living spaces. A detailed discussion of privacy has been included earlier in this report.
2.13 Fences	The proposal retains the existing fences.
2.14 Outbuildings and Swimming Pools	The proposal does not contain any outbuildings (the proposed studio is a secondary dwelling as discussed later in this report). The proposed swimming pool is located at the rear of the site and contained within landscape screening. It has a side setback of 2.31m and rear setback of 3.51m.
2.15 Building Services	The proposal includes the following external services (as noted on the drawings): <ul style="list-style-type: none">- AC external condenser - located in side passage at a low point where the existing fence is highest- Heat pump hot water - located in side passage at a low point where the existing fence is highest- Solar PV - located flush with the new roof forms to reduce their visual presence
Section 7 - Secondary Dwellings	Included below is an assessment of the proposed secondary dwelling against Schedule 1 of the State Environmental Planning Policy (Housing) 2021.
2 Lot Requirements	The proposal contains 1 principle dwelling and 1 secondary dwelling on one lot of land. The subject site has a front boundary width of 13.79m, greater than the minimum 12m requirement for this size of site.
3 Maximum Site Coverage for all Development	The proposed site coverage of all development is 40%, less than the maximum 50% allowable for this size of site.
4 Maximum Floor Area for Principle and Secondary Dwellings	The proposed secondary dwelling has a floor area of 39m ² , less than the maximum 60m ² allowable. The proposed principle dwelling, secondary dwelling and all attached ancillary structures has a total floor area of 230m ² , less than the maximum 330m ² allowable for this size of site.
5 Setbacks and Floor Area for Balconies, Decks, Patios, Terraces and Verandahs	The proposed secondary dwelling contains no balconies, decks etc.
6 Building Height	The proposed secondary dwelling has a maximum height of 3.9m, less than the maximum 4.8m allowable.
7 Setbacks from Roads	The proposed secondary dwelling is set behind the existing dwelling.
8 Setbacks from Classified Roads	There is no classified road.
9 Setbacks from Side Boundaries	The proposed secondary dwelling has a side boundary setback of 1m, more than the minimum 0.9m allowable for this size of site.

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Control	Response
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10 Setbacks from Rear
Boundaries

The proposed secondary dwelling has a rear boundary setback of 2m, **less than** the minimum 3m allowable for this size of site, **and thus non-compliant**.

This deviation from the control is proposed to maintain a larger garden space in the centre of the site. It also provides a greater clearance from the retained Angophora tree's root zone. The new structure is located in a corner of the site that has an acute angle. This rear setback thus varies from 2m to 2.93m - where it is near compliant.

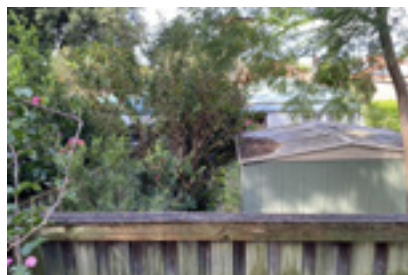
This non-compliance is considered acceptable due to the nature of the three neighbours it affects. The side neighbour at 126 Duntroon St contains a studio structure built to boundary and so is not impacted. This is seen below in a view from the subject site.



Directly across from the secondary dwelling - 12 Starkey St contains a very dense and overgrown garden. There is no outlook from that neighbour and the proposed secondary dwelling will not be visible due to the vegetation shown below.



South east of the secondary dwelling - 14 Starkey St contains a shed near their rear boundary as shown below. The garden behind their shed is not used as private outdoor space and so is not impacted by a closer built form.



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11 Exceptions to Setbacks	NA
12 Calculating Setbacks	NA
13 Building Articulation	The principle dwelling contains a front door and habitable room window facing the street. Note that a building articulation zone is not required.

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128 Duntroon St
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Control	Response
14 Building Elements	NA
15 Privacy	The proposed secondary dwelling does not have any room with floor levels higher than 1m above natural ground level, so these controls do not apply.
16 Landscaped Area	The proposal has a landscape area of 39%, greater than the minimum 25% requirement for this size of site.
17 Principal Private Open Space	The proposed secondary dwelling opens to the large lawn of the principle dwelling - which provides over 100m ² of private open space.
18 Earthworks	The proposal does not include any excavation greater than 1m.
19 Drainage	Stormwater collected from the proposed secondary dwelling is collected in a rainwater tank and discharged to the street by gravity.
20 Setbacks of secondary dwellings and ancillary structures from protected trees	The proposal is located within 2.45m of an existing tree, less than the minimum 3m allowable, and thus non-compliant . However, this section of the studio is designed with an open subfloor, and so can be designed with minor impact on the tree. This is supported by the Arboricultural Impact Statement.

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