STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS TO EXISTING DWELLING HOUSE

27 TREVENAR STREET
ASHBURY NSW 2193
LOT 5 DP 310180

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1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to support a Development Application for alterations and additions to the existing dwelling house on the site located at 27 Trevenar Street, Ashbury. This SEE evaluates the proposed development for its compliance with the statutory controls embodied in various statutory planning instruments and demonstrates that the development is consistent with the aims and objectives of these instruments. In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act (1979) as amended.
- The Environmental Planning and Assessment Regulation.
- Canterbury-Bankstown Local Environmental Plan 2013 (CBLEP 2023).
- Canterbury-Bankstown Development Control Plan 2023 (CBDCP 2013).
- Canterbury Bankstown Draft Housing Strategy.
- Various State Environmental Planning Policies.

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complementary and compatible with the area. This SEE provides a description of the subject site and surrounds, an identification of the development proposed by this application and an assessment of the perceived impacts of this proposal for the matters contained within Section 4.15 of the Environmental Planning & Assessment Act, 1979 (EP&A Act), as amended. Specifically, this SEE provides the following information:

- SECTION 2 provides a description of the subject site and surrounding locality.
- SECTION 3 provides a detailed description of the proposed development.
- SECTION 4 provides an assessment of the proposed development against the relevant planning objectives and controls in accordance with Section 4.15(1) of the EP&A Act.
- SECTION 5 provides a summary and conclusion.

2 SITE ANALYSIS

2.1 CONTEXT ANALYSIS

The subject site at 27 Trevenar Street, Ashbury is located within the Canterbury-Bankstown Council Local Government Area (LGA). Residential development within Ashbury is not defined by a single architectural style, but instead ranges from original dwellings to more contemporary developments. The past few years have seen many new homes being constructed in Ashbury and older dwellings undergoing extensive renovations. Future residential development in the locality is to preserve and enhance the landscape setting of the area and achieve compatibility with the established low to high density residential characteristic.

While the immediate area is characterised predominately by low to medium density residential development in the form of multi dwelling housing, dual occupancies and detached dwelling houses, the site is within close proximity to infrastructure such as schools, shops, transport and recreational facilities. As a result, the site is considered to be in an ideal location that enjoys ease of access to a variety of services that promote social and economic activity within Ashbury.

2.2 SITE ANALYSIS

The subject site is located at 27 Trevenar Street, Ashbury and is legally defined as Lot 5 DP 310180. The site is arranged on a north-west to south-east tangent and is orientated to address the site frontage of Trevenar Street to the south-east. The site slopes gently downwards from the front boundary to the rear and is relatively flat between the side boundaries. The aerial image below shows the orientation of the subject site and its location relative to surrounding properties.

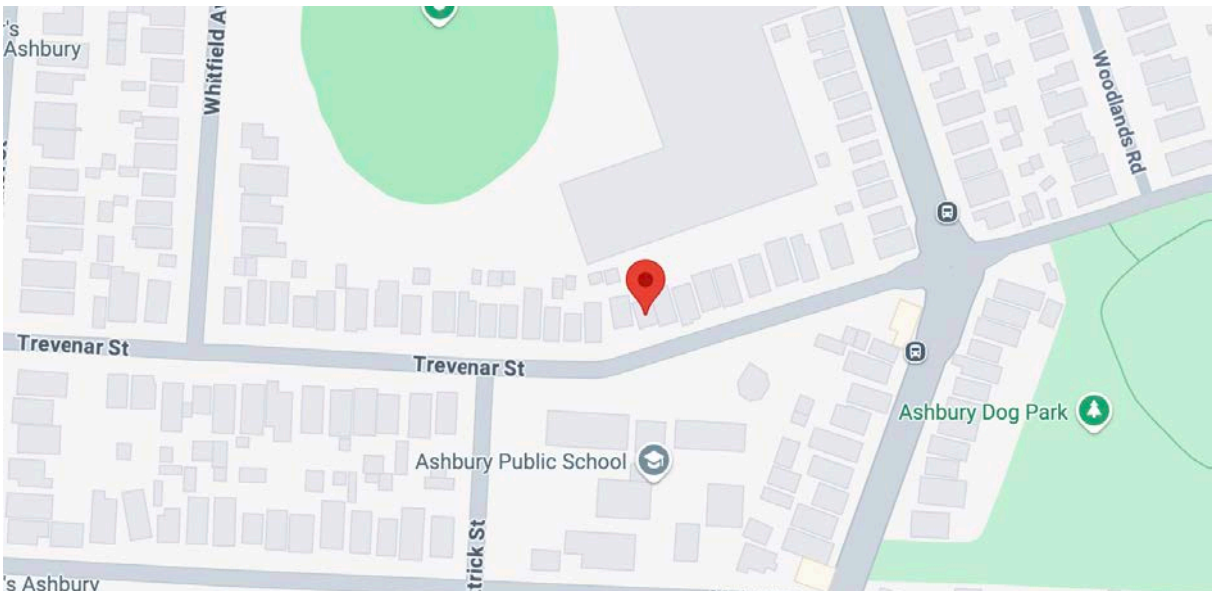

Figure 1: Aerial View of Subject Site and Surrounding Properties

The site is rectangular in shape with a 10.975m frontage to Trevenar Street, 36.575m side boundaries and a 10.975m rear boundary. The total site area is 401.4m^2. The site presently contains a single storey period dwelling house of brick construction with façade detailing and a pitched and tiled roof form. The site benefits from driveway access from Trevenar Street and there is a single hardstand parking space in the site frontage. The subject dwelling house is located within the Ashbury Heritage Conservation Area. Images of the subject site are shown below.

2.3 SITE IMAGES

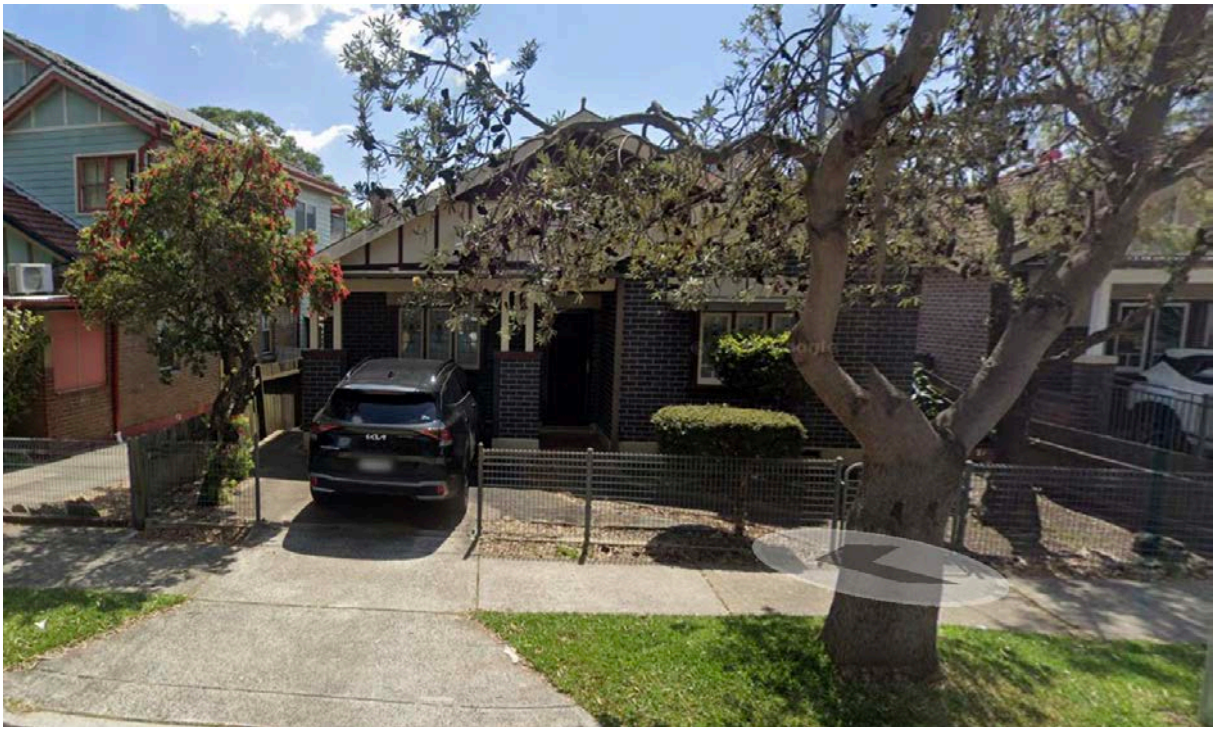

Figure 2: View of Subject Site from Trevenar Street

Figure 3: Rear View of Subject Site

2.4 STREETSCAPE ANALYSIS

Residential buildings on the surrounding streetscape are predominately defined by single and two storey detached dwelling houses in a similar architectural style that is defined by face brickwork or cladding to the external walls and pitched and tiled roof forms. The period styling of the streetscape is characteristic of the Ashbury Heritage Conservation Area where the site is located. To the immediate east of the subject site at 29 Trevenar Street, Ashbury is a two storey period dwelling house. The ground floor level features face brickwork and a pitched and tiled roof form and the first floor level features horizontal cladding and a similar pitched and tiled roof form. The first floor level is recessed behind the ground floor level below when viewed from the streetscape. The adjoining dwelling is shown at **Figure 4** below.

Figure 4: 29 Trevenar Street, Ashbury

To the immediate west of the site at 25 Trevenar Street, Ashbury is a single storey period dwelling house of face brickwork construction with a pitched and tiled roof form. The adjoining dwelling is shown at **Figure 5** below.

Figure 5: 25 Trevenar Street, Ashbury

The final development is highly compatible with the surrounding streetscape in terms of bulk, scale and visual aesthetic when viewed from the public domain. The location of the works predominately internally and at the rear of the built form, retaining the existing period façade, will ensure that the addition is subordinate to the existing dwelling and will not adversely impact on the building's presentation to the streetscape or contribution to the surrounding Ashbury Heritage Conservation Area.

3 PROPOSED DEVELOPMENT

This Development Application is made for alterations and additions to the existing dwelling house on the site located at 27 Trevenar Street, Ashbury. The proposed works are to be undertaken in accordance with the Architectural Plans submitted with this application. Specifically, the proposed development comprises the following works:

- Demolition of selected internal and external walls, doors and windows and the rear patio
- Extension of existing ground floor level
- Construction of new outdoor alfresco area
- First floor addition

The intention of the proposed development is to achieve the development potential of the site and satisfy the housing and amenity needs of the residents. The proposed development will not adversely affect the adjoining land or open spaces in terms of overshadowing, views, privacy or visual intrusion. The final design of the development achieves a seamless integration with the existing building on the site and is consistent with the existing and desired future characteristics of Trevenar Street and the wider Ashbury locality.

3.1 DEMOLITION

To facilitate the proposed development, selected internal and external walls, doors and windows and the rear patio are to be demolished in accordance with the Demolition Plan submitted with this application. Consideration will be given to the re-use of materials at construction stage.

3.2 PROPOSED LAND USE AND BUILT FORM

The proposal seeks development consent from Council for alterations and additions to the existing dwelling house on the site located at 27 Trevenar Street, Ashbury. This includes the following elements:

GROUND FLOOR LEVEL

• Internal reconfiguration and extension of ground floor level to provide the following:
  o Conversion of existing living room to new bedroom
  o New laundry
  o New open plan kitchen, living and dining area
  o New stair access to first floor addition
• Construction of new outdoor alfresco area

FIRST FLOOR LEVEL

• First floor addition comprising the following:
  o Master bedroom with ensuite and walk-in-wardrobe
  o Open study

ROOF FORM
• Extension of existing roof ridge to ground floor extension with matching roof tiles • New tiled roof form to first floor addition with skylights

The final development has the following site dimensions:

AREA	CALCULATION
Site Area	401.4m^2
Existing Ground Floor Area	67.43m
Proposed Ground Floor Area	66.64m^2
Proposed First Floor Addition	60.77m^2
Total Floor Area	209.18m^2
Deep Soil Area	101.34m^2

3.3 LANDSCAPING WORKS

As detailed on the Architectural Plans and Landscape Plan submitted with this application, the proposed development retains landscaped within the front and rear setbacks of the site. The proposed building works are predominately contained to the established building envelope and hardstand areas and will not impact on the landscape setting of the site when viewed from the streetscape. A total of 151.54m^2 of open space is provided on the site, including 101.34m^2 of deep soil zone. Landscape treatment is commensurate with the proposed works and will help to soften the appearance of the built form and hardstand areas, whilst contributing to the well-maintained landscape characteristic of the locality.

3.4 SITE ACCESS AND CAR PARKING

The existing concrete driveway access from Trevenar Street is to be retained, including the hardstand car parking space within the site frontage. Additional on-site car parking is not proposed under this application.

3.5 PRIVATE OPEN SPACE

The proposed development retains and enhances the existing private open space area at the rear of the dwelling house in the form of a new outdoor alfresco area on the ground floor level that is accessed directly from the open plan kitchen, living and dining area. The private open space area will support a range of recreational uses for the amenity of the residents. The private open space area is orientated to the north and will receive maximum solar access. Fencing and landscaping within the site setbacks will screen the private open space area from adjoining properties.

3.6 EXTERNAL APPEARANCE AND DESIGN

The proposed development has been designed to integrate seamlessly with the existing dwelling on the site and respond to the built form characteristics of other similar developments in the vicinity of the site. Modifications to the ground floor level are generally located internally and at the rear and will not be perceivable from the public domain or adjoining properties. The proposed first floor addition is recessed behind the front building line of the ground floor level below to ensure that it appears as subordinate to the original building and does not dominate the site. The first floor addition features a pitched roof form in a similar configuration to the existing roof form of the dwelling house, as well as gable elements to achieve a seamless integration with the period styling of the dwelling. The façade and side elevations of the first floor level are of architectural render construction to complement the design of the original building without directly mimicking it. A perspective image of the proposed development is shown below.

Figure 6: Proposed Development

4 PLANNING ASSESSMENT

4.1 CANTERBURY BANKSTOWN DRAFT HOUSING STRATEGY

The Canterbury Bankstown Draft Housing Strategy provides an overarching, city wide framework for the provision of housing across Canterbury Bankstown, aligning the approaches and strategies of the two former local government areas within the City. The Strategy identifies that housing in Ashbury will provide a mix of dwelling types in a built form that is compatible with the local character. Housing will have good access to jobs and community facilities. The proposed development is consistent with the future desired character of Ashbury in contributing to a form of low impact residential development that retains the predominant built form characteristics of the streetscape and the historical value of the streetscape. The location of the subject site ensures that the residents can take advantage of nearby public transport, shopping, services and medical facilities.

4.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The new State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) consolidates three SEPPs and is effectively a house keeping measure and does not introduce any substantive changes to the legal provisions. Chapter 4 of the Resilience and Hazards SEPP introduces planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected. A review of historical aerial images has revealed that the site has historically been used for residential purposes. No evidence of fill, mines, sheep dips, mixing sheds or contaminating industrial activities are known to have been located on the site from the review of site history. As such, the site is considered highly unlikely to be contaminated and is suitable for the proposed development in accordance with the provisions of Chapter 4.

4.3 STATE ENVIRONMENTAL PLANNING POLICY – SUSTAINABLE BUILDINGS (2022)

State Environmental Planning Policy – Sustainable Buildings (2022) (Sustainable Buildings SEPP) requires all residential development in New South Wales to achieve a minimum target for energy efficiency, water efficiency and thermal comfort. The proposed development has been assessed in accordance with the relevant provisions of the Sustainable Buildings SEPP. It is demonstrated on the BASIX Certificate submitted with this application that the proposal achieves the required rating for energy efficiency, water efficiency and thermal comfort.

4.4 CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

The Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2013) is the principal planning instrument that governs all development within the Canterbury-Bankstown LGA. The objectives and provisions of the plan that relate to the proposed development are discussed below.

4.4.1 LAND USE ZONING

The subject site is zoned R2 - Low Density Residential under the CBLEP 2023. The objectives of the R2 zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To ensure suitable landscaping in the low density residential environment.*
- *To minimise and manage traffic and parking impacts.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote a high standard of urban design and local amenity.*

The proposed development achieves the objectives of the R2 zone by contributing to a form of low impact residential development to meet the housing and amenity needs of the residents. The proposed development is predominately contained to the established building envelope and therefore does not require the removal of significant vegetation from the site. The design of the development is in keeping with the residential characteristics of the existing dwelling house and the surrounding streetscape. The proposed development will not detract from the historical value of the subject site or surrounding streetscape. The final development will set a desirable precedence for future development in Ashbury.

Developments permitted with and without consent within the R2 zone are detailed in the table below. Alterations and additions to dwelling houses is permitted within the R2 zone with development consent from Council.

Permitted without Consent	Home occupations
Permitted with Consent	Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; **Dwelling houses**; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture

4.4.2 DEMOLITION

Clause 2.7 of the CBLEP 2023 requires that the demolition of a building or work may be carried out only with development consent. This document forms the written application for the demolition of selected internal and external building elements in accordance with the Demolition Plan submitted with this application.

4.4.3 HEIGHT OF BUILDINGS

Clause 4.3 of the CBLEP 2023 requires that the height of a building on any land is not to exceed the maximum height shown for the land of the Height of Buildings Map. The maximum building height for the subject site is 8.5m. The proposed development has a maximum building height of 8.441m.

4.4.4 FLOOR SPACE RATIO

Clause 4.4 of the CBLEP 2023 requires that the maximum floor space for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. The site is not subject to a maximum floor space ratio.

4.4.5 HERITAGE CONSERVATION

Clause 5.10 of the CBLEP 2023 states that development consent is required for any works impacting on a Heritage Item, Aboriginal object or Heritage Conservation Area identified on the Heritage Map. The subject dwelling house is located within the Ashbury Heritage Conservation Area. A Heritage Impact Statement is submitted with this application.

4.4.6 BUSHFIRE HAZARD REDUCTION

Clause 5.11 of the CBLEP 2023 makes provision relating to the carrying out of development on bush fire prone land. The subject site is not located on bushfire prone land.

4.4.7 FLOOD PLANNING

Clause 5.21 of the CBLEP 2023 applies to development within the Flood Planning Area. The subject site is identified as flood prone land and has been designed in accordance with the applicable flood levels.

4.5 CANTERBURY DEVELOPMENT CONTROL PLAN 2023

The Canterbury-Bankstown Development Control Plan 2023 (CBDCP 2023) provides more detailed objectives and controls to guide the form of development across the Canterbury-Bankstown LGA. The table below provides a compliance assessment of the proposed development against the relevant controls of the CBDCP 2023.

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CHAPTER 5.2 – RESIDENTIAL ACCOMODATION (FORMER CANTERBURY LGA)		
DCP CONTROL	**ASSESSMENT**	**COMPLIANCE**
MINIMUM LOT SIZE AND FRONTAGE		
The minimum primary street frontage width for dwelling houses is 15m.	The subject site has a frontage of 10.975m to the street frontage of Trevenar Street however this is the result of the subdivision pattern of the locality which predates this legislation. The subject site has historically contained a dwelling house that will be retained and enhanced as part of this application. The final development achieves an appropriate balance between the built form, landscaped areas and private open space despite the reduced site frontage.	N/A
Lots must be generally rectangular.	The subject site is rectangular in shape.	Yes
Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.	The subject site is not an internal or battle-axe block.	N/A
Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1/1/2013.	The subdivision of the subject site predates this legislation and as such the proposed development is considered to be suitable for the site and should be assessed on merit. The development will retain and enhance the existing dwelling on the site.	Yes
SITE COVERAGE		
All development must comply with the numerical requirements contained in the table below: • Maximum area of building footprint – 300m^2 • Maximum area of outbuildings – 30m^2 • Maximum site coverage – 60%	The proposed development has the following coverage: • Site coverage – 197.8m^2 or 49.28m^2 • Building footprint – 197.8m^2	Yes
LANDSCAPING		
Deep soil permeable areas must be provided in accordance with the table below: • 15%	The proposed development retains 101.34m^2 or 25.25% of deep soil landscaping throughout the site.	Yes
Deep soil areas must have a minimum dimension of 2.5m.	Deep soil zones throughout the site comply with the minimum dimension requirement.	Yes
LAYOUT AND ORIENTATION		
Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.	The proposed development retains the orientation of the dwelling towards Trevenar Street, in keeping with the rhythm of development throughout the streetscape. The first floor addition is orientated to address the streetscape and	Yes

	is recessed behind the existing front building line to ensure that it does not dominate the site, but appears as subordinate to the original structure. The façade windows will provide for overlooking and casual surveillance of the public domain. The open plan kitchen, living and dining area and private open space areas are orientated to the north and will receive maximum solar access.	
Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.	The proposed development has been carefully sited to minimise overshadowing impacts on the site and for adjoining properties.	Yes
Coordinate design for natural ventilation with passive solar design techniques.	The final development features an open ground floor layout and multiple windows and openings to each building elevation to maximise natural ventilation and solar access throughout the building.	Yes
Site new development and private open space to avoid existing shadows cast from nearby buildings.	The proposed development is predominately located within the established building envelope on the site and provides living and private open space areas to the north to maximise natural light penetration.	Yes
Site a building to take maximum benefit from cross-breezes and prevailing winds.	The proposed development has been designed to maximise cross-breezes throughout the building by employing an open plan layout and multiple windows and openings on each elevation.	Yes
Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	The proposed development retains the orientation of the dwelling house towards Trevenar Street.	Yes
FLOOR SPACE RATIO		
The maximum permissible FSR for any development is prescribed in the LEP.	The site is not subject to a maximum floor space ratio.	N/A
HEIGHT		
Development for the purposes of dwelling houses must not exceed the following numerical requirements: a) A maximum two storey built form. b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m. d) Finished ground floor level is not to exceed 1m above the natural ground level.	The proposed development has the following heights: • Two storeys • Maximum building height – 8.441m • Maximum wall height – 6.659m • Ground floor projection – less than 1m above natural ground level	No
Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.	A basement level is not proposed.	N/A
Attics and mezzanine floors do not comprise a storey.	Attics and mezzanine floors are not proposed.	N/A
Roof top terraces are not acceptable on any building or outbuilding in any residential zone.	Roof top terraces are not proposed.	N/A
Dwelling houses may provide basement or subfloor parking where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain.	A basement level is not proposed.	N/A

Basement and sub-floor parking is only suitable where compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.	A basement level is not proposed.	N/A
Walls that would enclose a sub-floor area: a) Maximum 2m for steeply sloping land; and b) Maximum 1m for all other land.	A basement level is not proposed.	N/A
Retaining walls that would be located along, or immediately adjacent to, any boundary: a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and b) Maximum 1m for all other land.	Retaining walls are not proposed.	N/A
Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.	Excavation is not proposed to exceed 1m.	Yes
No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.	Excavation is not proposed to exceed 1m.	Yes
Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.	Fill is not proposed to exceed 1m.	Yes
SETBACKS		
Development must comply with the minimum front, side and rear setbacks as detailed in the following tables: • Minimum 5.5m from front boundary • Maximum 2m recess for the main entrance from the front building line. • Minimum setback of minimum setback of 900mm from side boundaries. • Alterations and additions may be in line with the existing ground level walls. • Minimum setback of 6m from the rear boundary.	The proposed development has the following setbacks: • Front setback (first floor addition) – 12.977m • Side setback – 916mm • Rear setback – 12.195m	Yes
External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.	The proposed development complies with the prescribed setback distances.	Yes
For first floor additions, front and side setbacks may match the ground floor wall alignment of the existing dwelling for a depth of 10m or 50% of the length of the façade, whichever is the greater.	The proposed first floor addition is recessed behind the front and rear setback of the ground floor level below and follows the existing side setbacks of the dwelling. The total depth of the first floor addition is 8.195m and less than 50% of the depth of the ground floor level below.	Yes
Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.	Not proposed.	N/A
Swimming pools must not be located within any front setback.	Not proposed.	N/A
One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.	Not proposed.	N/A

For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.	Not proposed.	N/A
Car parking structures must satisfy BCA requirements.	Not proposed.	N/A
For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.	Not proposed.	N/A
On land identified as having a height of 9.5m on the Map, the following parking structures may encroach beyond the minimum front or side setback: a) One carport that is not wider than 6m. b) On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.	Not proposed.	N/A
The following minor building elements may project up to 1m into the minimum side setback area: a) Roof eaves, awnings, pergolas and patios; b) Stair or ramp access to the ground floor; c) Rainwater tanks; and d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).	Roof overhangs are proposed to project into the prescribed side setbacks.	Yes
Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone.	Building elements are not proposed to encroach into the articulation zone.	N/A
On steeply sloping land basements and basement parking are acceptable only if they: a) Do not extend beyond the exterior walls or ground floor patios of the dwelling. b) Accommodate only entrance lobby, stairway, car parking or storage, but do not accommodate any habitable room. c) Are not capable of future alteration to accommodate any habitable room.	A basement level is not proposed.	N/A
BUILDING DESIGN		
Contemporary architectural designs may be acceptable if: a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours. b) The proposed addition is not visually prominent from the street or from a public space. c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.	The proposed development has been designed to integrate seamlessly with the existing dwelling on the site and respond to the built form characteristics of other similar developments in the vicinity of the site. Modifications to the ground floor level are generally located internally and at the rear of the dwelling and will not be perceivable from the public domain or adjoining properties. The proposed first floor addition is recessed behind the front building line of the ground floor level below to ensure that it appears as subordinate to the original building and	Yes

	does not dominate the site. The first floor addition features a pitched roof form in a similar configuration to the existing building, as well as gable elements to achieve a seamless integration with the period styling of the dwelling. The façade and side elevations of the first floor level are of architectural render construction to complement the design of the original building without directly mimicking it.	
New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.	The proposed first floor addition is of architectural render construction to complement the original building whilst incorporating contemporary design elements.	Yes
Access to upper storeys must not be via external stairs.	Access to the proposed first floor addition comprises new internal stairs.	Yes
All dwellings must contain one kitchen and laundry facility.	The final development contains a kitchen and laundry on the ground floor level.	Yes
Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).	The original façade and roof form of the dwelling addressing the streetscape is retained. The first floor addition features a pitched roof form to reflect the original building.	Yes
Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.	The proposed development incorporates a traditional roof form to achieve a seamless integration with the original building.	Yes
Entries to residential buildings must be clearly identifiable.	The proposed development retains the existing porch entry feature of the dwelling.	Yes
The front door to a dwelling house may face a side boundary, or may be located beneath a carport, provided it is clearly identified by a porch or awning, and pathways.	The existing front door of the dwelling faces the streetscape.	N/A
A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.	The proposed first floor addition contains multiple windows that will provide for overlooking and casual surveillance of the streetscape.	Yes
Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	Ancillary structures are not proposed.	N/A
Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.	The final development features generous sized rooms that are capable of accommodating a range of furniture.	Yes
The primary living area and principal bedroom must have a minimum dimension of 3.5m.	The primary living area and all bedrooms achieve the minimum dimension requirements.	Yes
Secondary bedrooms must have a minimum dimension of 3m	All bedrooms achieve the minimum dimension requirements.	Yes
Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	Sufficient storage space is provided throughout the dwelling.	Yes
Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.	Fibre cement is proposed for the first floor façade and elevations.	Yes
Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.	The final development features a range of architectural elements including the projecting porch entry feature, variations in the roof profile and multiple windows on each building elevation to provide visual interest.	Yes
Facades visible from the street should be designed as a series of articulating panels or elements.	The first floor addition is recessed behind the front and rear building lines and is of architectural render construction to contrast the design of the ground floor level and achieve a high level of articulation.	Yes

The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.	The overall form and scale of the dwelling is highly compatible with the characteristics of the streetscape.	Yes
The width of articulating panels shall be in accordance with the numerical requirements below: • Street elevation – 4-6m • Side elevation – 10m to 15m	The proposed first floor addition has a width of 8.895m at the street elevation and is appropriately articulated by the façade windows and decorative detailing. The first floor addition has a depth of 8.195m to the side elevations. The proposed ground floor extension continues the side elevation wall for an additional maximum length of 11.23m to the eastern boundary. A variation to this control is requested on the basis that the ground floor level complies with the prescribed side setback control and is predominately screened from the streetscape and nearby properties by fencing and landscaping within the site boundaries. The overall development achieves an articulated appearance by the recessing of the first floor addition from the streetscape, complimentary pitched roof forms and sympathetic materials.	Variation Requested
Large windows should be located at the corners of a building and may be designed as projecting bay-windows.	Large windows are generally limited to the front and rear elevation to maintain a high level of privacy.	Yes
Windows must be rectangular.	Proposed windows on the building elevations are rectangular.	Yes
Vertical proportioned window openings can include multi-panel windows or multi-panel doors.	Achieved.	Yes
Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Windows have been carefully sited on each building elevation to provide maximum solar access without comprising the privacy of adjoining properties.	Yes
Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements: a) Individual dormers are no wider than 1.5m in width; Provide a minimum 2.5m separation between dormers; and b) Dormers do not extend encroach above the ridgeline of the building.	Dormer windows are not proposed.	N/A
Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).	Opening windows are proposed to maximise natural ventilation throughout the dwelling.	Yes
Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.	Natural ventilation is achieved.	N/A
ROOF DESIGN AND FEATURES		
Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.	A pitched roof form is proposed for the first floor addition in keeping with the original building and the built form characteristics of the streetscape. The new roof form ensures that the first floor addition integrates seamlessly with the original dwelling.	Yes
Avoid complex roof forms such as multiple gables, hips and valleys, or turrets.	Complex roof forms are not proposed.	N/A
Roof pitches are to be compatible and sympathetic to nearby buildings.	A pitched roof form is proposed in keeping with the original building and the roof form character of adjoining buildings. The adjoining dwelling at 29	Yes

	Trevenar Street, Ashbury is a two storey dwelling house where the first floor features a pitched and tiled roof form in keeping with the ground floor roof form below.	
Parapet roofs that increase the height of exterior walls are to be minimised.	Parapet roof forms are not proposed.	N/A
Use minor gables only to emphasise rooms or balconies that project from the body of a building.	Gable elements are proposed to complement the original building and the characteristics of the streetscape.	N/A
Mansard roofs (or similar) are not permitted.	Mansard roofs are not proposed.	N/A
Pitched roofs should not exceed a pitch of 30 degrees.	The proposed roof form has a pitch of 22.5 degrees.	Yes
Relate roof design to the desired built form and context.	The proposed roof form reflects the architectural styling of the dwelling house and is highly compatible with the characteristics of the streetscape.	Yes
Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.	The proposed roof pitch is in keeping with the characteristics of the locality.	Yes
SOLAR ACCESS AND OVERSHADOWING		
Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.	The Shadow Diagrams submitted with this application clearly demonstrate that the proposed development achieves the required solar access provision to primary living areas. These areas are orientated to the north to maximise natural light penetration.	Yes
Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area.	The private open space area is sufficient in size and is orientated to the north to achieve the required solar access.	Yes
Dwellings must comply with the following: a) At least one living room window and at least 50% or 35m2 with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space. b) Receive a minimum of 3 hours sunlight between 8:00 am and 4:00 pm on 21 June. c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.	The Shadow Diagrams submitted with this application demonstrate that the final development achieves the minimum solar access requirements. The first floor addition is recessed behind the front and rear building lines to minimise overshadowing.	Yes
Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.	The Shadow Diagrams submitted with this application demonstrate that the final development achieves the minimum solar access requirements.	Yes
If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property	The Shadow Diagrams submitted with this application demonstrate that the final development achieves the minimum solar access requirements to neighbouring properties.	Yes
Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following: a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June.	The proposed development will not impact on solar hot water or photovoltaic systems on adjoining properties.	Yes

b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight.		
Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.	The Shadow Diagrams submitted with this application demonstrate that the final development achieves the minimum solar access requirements to clothes drying areas of neighbouring properties.	Yes
Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Multiple windows and openings are proposed to each building elevation to maximise solar access and reduce summer heat load.	Yes
Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.	Roof overhangs are proposed as shading devices.	Yes
Provide horizontal shading to north-facing windows and vertical shading to east or west windows.	Achieved.	Yes
Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.	Moveable shading devices are to be provided to future detail.	Yes
Avoid reducing internal natural daylight or interrupting views with shading devices.	The final development achieves maximum natural light penetration.	Yes
Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.	Achieved.	Yes
Use high performance glass with a reflectivity below 20%.	Achieved.	Yes
Minimise external glare by avoiding reflective films and use of tint glass.	Reflective films and tinted glass are not proposed.	N/A
Use of draft insulation around windows and doors.	To be designed to future detail.	Yes
VISUAL PRIVACY		
Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.	The proposed development incorporates suitable setback distances to the property boundaries. Windows on the first floor level have been appropriately sited, offset and feature increased sill heights where necessary to minimise direct view into adjoining buildings.	Yes
Minimise direct overlooking of rooms and private open space through the following: a) Provide adequate building separation, and rear and side setbacks; and b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.	The first floor level features a stepped in building envelope and sensitively designed and sited windows/openings to maximise visual and acoustic privacy with adjoining properties.	Yes
If living room windows or private open spaces would directly overlook a neighbouring dwelling: a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.	Living and private open space areas are located at the rear of the site on the ground floor level and will be screened from adjoining properties by fencing and landscaping within the side and rear setbacks.	Yes

Screening of bedroom windows is optional and dimensions are not restricted.	Bedroom windows will not provide for direct view into adjoining buildings.	N/A
ACOUSTIC PRIVACY		
Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas.	The final development has been sensitively designed to minimise noise transmission by retaining car parking, living and private open space areas on the ground floor level and bedrooms predominately on the first floor level.	Yes
Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.	The location of the bedroom including windows on the ground floor level is existing.	Yes
Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.	Not proposed.	N/A
Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.	The subject site is not located in the vicinity of a rail corridor or busy road.	N/A

5 CONCLUSION

The proposed development at 27 Trevenar Street, Ashbury involves the alterations and additions to the existing dwelling house on the site. The intention of the proposed works is to achieve the development potential of the site and provide for the housing and amenity needs of the residents without compromising the privacy of adjoining properties or detracting from the historical value of the dwelling house and surrounding streetscape.

The impact of the proposed development has been assessed in accordance with the provisions of Section 4.15 of the EP&A Act and is found to be satisfactory. The proposal has also been assessed against the relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) and the Canterbury-Bankstown Development Control Plan 2023 (CBDCP 2023) and is considered to be appropriate for the subject site for the following reasons:

- The proposed development has been sensitively designed to complement the established characteristics of the dwelling house and of buildings on the surrounding streetscape.
- The proposed development retains the original façade and roof form of the dwelling house.
- The proposed development retains a sufficient amount of landscaped open space and deep soil zoning to reflect the well-maintained landscaped setting of the area and maintain a high level of amenity and visual privacy on the site and for adjoining properties.
- The proposed development complies with the relevant guiding objectives and provisions for dwelling house development under the CBLEP 2023 including land use zoning, maximum building height and heritage conservation.
- The proposed development complies with the guiding principles of the CBDCP 2023 including building form and setback distances, landscaped area, solar access and private open space.

The site is therefore considered to be suitable for the proposed development and will generally have acceptable environmental, social and economic impacts on the immediate area. The proposal is unlikely to result in adverse impacts on the amenity of the locality and accordingly, the proposal is considered to be in the public interest and worthy of Council's support.