

128 Duntroon St
 Hurlstone Park

Statement of Environmental Effects for a DA Modification

09.03.26

INTRODUCTION

This document forms part of a Application to Modify DA-656/2025 (approved 21.08.25) for alterations and additions to a detached single dwelling at 128 Duntroon St, Hurlstone Park.

Also included as part of this submission are architectural drawings and a revised Basix Certificate.

This statement outlines the proposed changes to the DA, and discusses the mitigation of impacts that may result from these changes.

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

Nom. Architects

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PROPOSED CHANGES TO THE APPROVAL

01. CHANGE TO FLOOR LEVEL

Upon developing the structural design of the project, it was discovered that a saving could be made by raising the internal floor levels of the proposal by 80mm. This can be done without changing the external form of the dwelling, and so presents no external changes to the built form. Even so, this is being included in the modification to satisfy condition 16 of the approval - which requires strict adherence to both internal and external floor levels.

02. CHANGE TO POOL LEVEL

A recent geotechnical report has found that the area where the pool is proposed contains rock at approximately 1.2m depth. The pool area is proposed to be raised by 200mm to limit the excavation into rock. The proposal will include a shallow batter to allow levels at boundary fences to be retained.

03. CHANGE TO POSITION OF SIDE FENCE

The north side fence is proposed to be moved to behind the parking area. This allows for better access and parking separation for primary and secondary dwellings. This proposal is located within a heritage conservation area, and as such the location of this fence will affect the streetscape appearance.

04. REDUCTION OF D-09 (WEST END OF STUDIO)

The large sliding door originally proposed to the west end of the studio is proposed to change to a smaller casement window. This change increases privacy between the house and the studio and reduces western sun and heat load. An amended basix certificate has been prepared including this change.

05. REMOVAL OF W-06 (EAST END OF LIVING ROOM)

The low window at the eastern end of the living room is proposed to be removed as a cost saving. An amended basix certificate has been prepared including this change.

These changes have been numbered in the accompanying architectural drawings, and extract of which is found below.

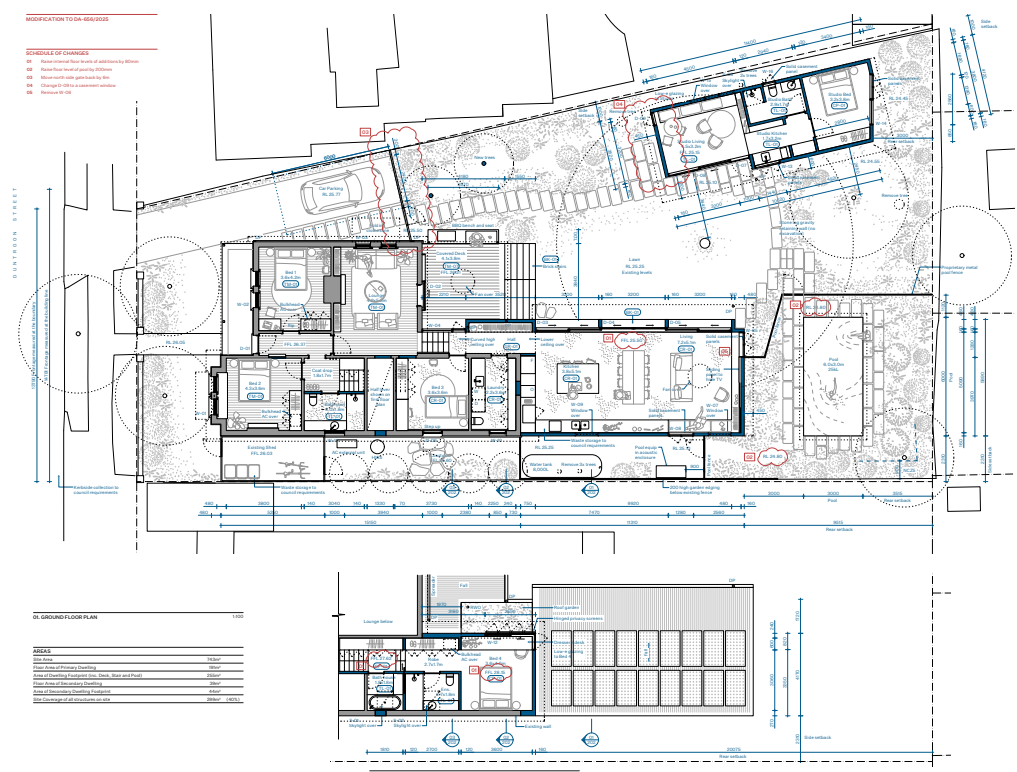
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IMPACTS OF THESE CHANGES AND THEIR MITIGATION

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01. CHANGE TO FLOOR LEVEL

Internal floor level changes are minor - only 80mm - and do not result in any changes to the external form of the proposal. Importantly, there is no change to the privacy strategies employed by the original proposal, and the heritage impacts are unaffected. First floor ceiling levels are also increased 80mm, and as such the ceiling heights are not affected and minimums are maintained.

02. CHANGE TO POOL LEVEL

The proposed increase to the pool level is also minor at only 200mm. The site topography is being modified slightly in this area - to replace an existing small retaining wall that has failed. This increase in height actually makes this step lesser and so more closely retains the natural topography of the surrounding area. A natural batter is proposed around the pool to meet the existing levels at the boundary, so no works within 900mm of the boundary are proposed.

The proposed levels still provide a pool area that is screened by the boundary fences, and privacy impacts are mitigated in the same way as the previous proposal. The pool remains behind and below the dwelling, shielding it from the street and neighbouring dwellings.

03. CHANGE TO POSITION OF SIDE FENCE

The existing side gate is currently aligned to the front wall of the dwelling. As this is not in line with the outcomes of the heritage conservation area, the original DA proposed moving it back 1m. This proposal moves the gate back 7m from the existing location, to not only provide relief from the existing dwelling, but also to ensure that parked cars are found at least 1m behind the front wall of the dwelling. This aligns to the aims of the DCP and the heritage conservation area. The construction and material palette of the proposed gate is unchanged.

04. REDUCTION OF D-09 (WEST END OF STUDIO)

The west end of the studio is visible from the street, and so impacts the site's appearance and contribution to the streetscape and heritage conservation area. However, this door is over 26m from the front boundary and is lower than the street. It is thus likely to be blocked behind the side gate and not visible to passers by. The proposed change does not impact the bulk or scale of the studio.

The proposed smaller window still provides relief to the front facade, as well as passive surveillance if needed. The new window does not look over neighbouring sites, and so does not present a privacy risk. The remaining proposed openings into the Studio provide more than adequate requirements for natural light and ventilation.

05. REMOVAL OF W-06 (EAST END OF LIVING ROOM)

This window was proposed at the rear of the dwelling and was not visible from the street. It was at floor level and did not overlook any neighbours. It was not providing minimum requirements for natural light or ventilation, and so its removal is not causing any impacts.

Generally, these changes do not modify the form of the proposal. As such the areas presented in the original DA (eg landscape area etc) remain unchanged.

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