

STATEMENT OF ENVIRONMENTAL EFFECTS

NO CONSTRUCTION WORKS HAVE STARTED

**SECTION 4.55 (1A) MODIFICATION TO AN APPROVED DA
DA-847/2025**

**PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING RESIDENCE**

AT

70 DUNTROON STREET HURLSTONE PARK

LOT 100 DP 1131583

Prepared By JJDrafting Australia P/L

May 2026

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJDrafting P/L, to detail proposed modifications to the approved alterations and additions and change of use to an existing dwelling at 70 Duntroon St Hurlstone Park

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council. In preparation of this document, consideration has been given to:

Canterbury-Bankstown Local Environment Plan 2023

Canterbury-Bankstown Development Control Plan 2023

2) PROPOSED MODIFICATIONS

The modifications are as follows:

- Existing 2 small bathrooms and small kitchen on the north side to be removed and the area to form a multipurpose room
- New extended walls provided to create the multi purpose room
- Existing toilet to the right of the existing small kitchen to be removed and the area including an alcove to form a storage area.
- Existing internal bathroom and home office walls to be removed to create an open plan living area.
- Portion of existing windows to be removed and replaced with new Upvc windows within the existing opening sizes

3) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX) seeks to encourage sustainable development within NSW.

As there are only very minor internal building works proposed with this application, a BASIX Certificate is not required.

4) Canterbury-Bankstown Local Environmental Plan 2023

Clause 4.3 – Building Height

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 existing development has a maximum building height of 5.54m. The existing development on the site complies with the maximum building height.

The proposed modifications will not change the existing building height.

Clause 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.

The proposed modifications will not increase the existing floor space ratio

Clause 5.10 – Heritage conservation

Clause 5.10 of the CBLEP 2023 states that development consent is required for any works impacting a Heritage Item, Aboriginal object or Heritage Conservation Area identified on the Heritage Map. The subject dwelling house is located within the Duntroon Street Heritage Conservation Area (HCA). There are no physical works proposed for the external building facades or presentation to the streetscape. The proposed change of use to a dwelling house will not affect the significance of the HCA.

The proposed modifications are consistent with the objectives in clause 5.10. and will not be affect the heritage conservation area.

Clause 6.1 – Acid sulphate soils

The objective of clause 6.1 is to ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage. The site is identified as Class 5 on the Acid Sulphate Soils Map. This is the lowest risk classification.

The proposed modifications will not require excavation, there will be no disturbance to acid sulphate soils.

Clause 6.9 - Essential services

Clause 6.9 states that development consent must not be granted unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required

The proposed modifications are all internal will not affect these services

5) Canterbury-Bankstown Development Control Plan 2023

The following Canterbury-Bankstown 21 Development Control Plan 2023 (CBDPC) requirements are relevant to the development of the site.

An assessment of the proposed modified development against the relevant Section B controls of CBDPC outlined below:

PART 2.3 -TREE MANAGEMENT – NO CHANGES**PART 3.2 – PARKING ----- NO CHANGES****CHAPTER 4.3 HERITAGE CONSERVATION AREA**

All works are internal, changes to portion of the openings are located to the side of the dwelling and will not be visible from the street

CHAPTER 5 – RESIDENTIAL ACCOMMODATION – The proposed modifications will not change any of the controls below, they remain the same as per the approved DA

- Site coverage – no changes
- Landscaping - -no changes
- Layout & orientation – no changes
- Floor space ratio – no changes
- Height – no changes
- Setbacks – no changes
- General Design – no changes
- Roof Design & features – no changes
- Solar access & overshadowing – no changes
- Visual Privacy – no changes
- Acoustic privacy – no changes

6) Conclusion

- The modifications to the approved DA are consistent with and complements the existing detached-style housing in the area.
- The modifications are very minor and majority are located within the building foot print. The modifications to the approved DA will not have any significant impact on long distant views.
- The modifications do not present any significant impacts on the privacy and solar access to neighboring properties
- The proposed modifications will not have a detrimental impact on the adjoining properties or the locality.
- The proposed modifications are in keeping with Canterbury-Bankstown DCP 2023 and CBLEP 2023