

Statement of Environmental Effects



**1/54 Kilbride Street, Hurlstone
Park**

**First floor addition to an existing
townhouse**

AP 2154

May 2026

First floor addition to an existing
townhouse (multi dwelling house)

by Intelligent Design Studio

1/54 Kilbride Street, Hurlstone Park

Statement of Environmental Effects for
submission to
Canterbury Bankstown Council

May 2026 I AP 2154

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1. SUMMARY

This statement is to be read in conjunction with plans prepared by Intelligent Design Studio dated 3 May 2026. It accompanies an application to Canterbury/Bankstown Council, seeking consent for to construct a first-floor addition to an existing townhouse at No. 1, 54 Kilbride Street, Hurlstone Park.

The subject site contains a one storey townhouse, with vehicular access via Kilbride Street. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale.

The proposed alterations and additions will improve the amenity and functionality of the existing dwelling within the subject multi dwelling housing development. The proposal will result in the dwelling having a high level of amenity in terms of floor layout, good sized rooms, additional bedrooms, ventilation, storage and private open space. The works provide satisfactory levels of amenity to adjacent properties and will not give rise to adverse impacts on the natural and built environment.

The preparation of this Statement is pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 and Section 24(1) of the Environmental Planning and Assessment Regulation 2021. It provides for an assessment of the development proposal, having regard to relevant legislation, contextual analysis, social, economic and environmental impacts, potential amenity impacts on the surrounding locality and the measures proposed to mitigate impacts.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

2. THE SITE

The site is located on the western side of Kilbride Street near the intersection with Church Street and Melford Street.



Figure 1. Site Location Map (Google Maps 2026)

The site is a battle axe lot, located at the rear of 56 Kilbride Street. The site's area is approximately 1979m². The site's access handle has a width of 13.71m Kilbride Street. The depth of the handle is 36.64m and its area is 502.334. The main portion of the site has a depth of 54.14m and a maximum width of 27.42m.

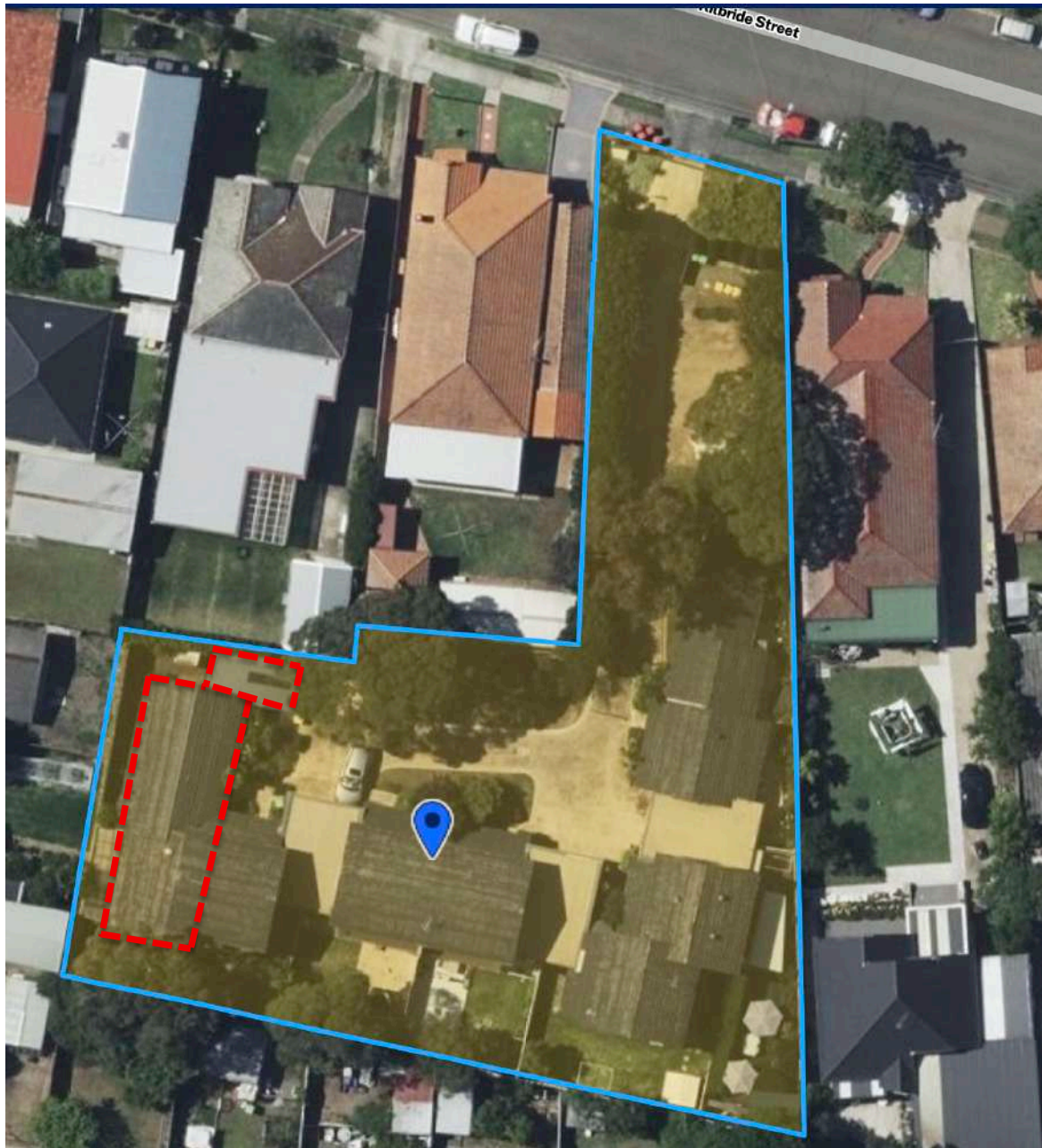


Figure 2. Site Context Aerial (SDT Explorer Maps 2026) with subject dwelling dashed in red

On the site is a group of five part-one, part-two townhouses (multi-dwelling housing). The buildings on site have a brick and render construction, with tiled pitched roofs. The works proposed are limited to Unit 1, which is single storey. Parking is provided to the site in the form of integrated garages with some dwellings, including the subject dwelling, having its own attached garage.



Figure 3. The site (Unit 1 highlighted)

The site is zoned R2 Low Density Residential under the provisions of the Canterbury-Bankstown Local Environmental Plan 2023. The building is not identified as a Heritage Item, however it is located within Melford Street Heritage Conservation Area. The site is not located in the vicinity of any Heritage items.

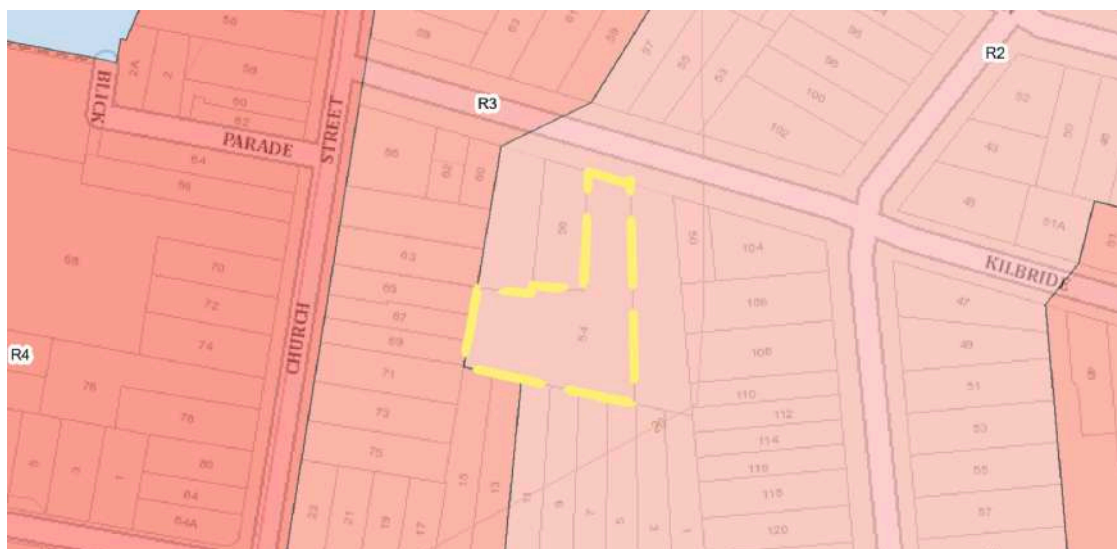


Figure 4. Land Zoning Map



Figure 5. Heritage Map

3. THE LOCALITY

The locality is characterised by single storey inter-war dwellings located along Kilbride Street and a mix of one and two storey townhouses located within the battle-axe lot at the rear of 54 and 56 Kilbride Street.



Figure 4. No. 54 and 56 Kilbride Street



Figure 5. Access to the battle-axe town houses via Kilbride Street



Figure 6. Internal driveway



**Figure 7. Dwellings at the rear of the subject site
(No 11 and 13 Canberra Street)**

4. BACKGROUND

4.1 Planning History – Subject Site

There is no recent recorded planning history relating to the site.

4.2 Planning History – Adjoining Site

There are no planning applications of relevance within proximity to the subject site.

4.3 Pre-DA Meeting

The matter was not the subject of a formal pre-DA meeting.

5. PROPOSAL DESCRIPTION

This statement is to be read in conjunction with the following plans prepared by Intelligent Design Studio dated 3 May 2026:

A000	Cover Page – Development Application
A001	Site Analysis Plan
EX01	(E) Floor Plan
EX02	(E) Demolished Roof Plan
A101	Ground Floor Plan
A102	First Floor Plan
A103	Roof Plan
A201	Elevations
A210	Sections
A301	Door & Window Schedule
SK01	Shadow Diagrams – 9AM Winter Solstice
SK02	Shadow Diagrams – 12PM Winter Solstice
SK03	Shadow Diagrams - 1pm Winter Solstice
SK04	Shadow Diagrams – 2PM Winter Solstice
SK05	Shadow Diagrams – 3PM Winter Solstice
SK06	Area Calculations
SK07	Perspective A
SK07	Perspective A
SK07	Perspective A
SK08	Perspective B
SK10	Notification Plan

The following reports are also submitted with this application

- Heritage Assessment by Lucas Stapleton Johnson & Partners
- BASIX Certificate
- Stormwater Plan
- Waste Management Plan

It is proposed to provide a first floor addition to the existing townhouse. Specifically, the following construction works are proposed:

- **Ground floor**
 - Reconfiguration to provide stairs
- **First floor**
 - Addition of a first floor consisting of
 - 3 bedrooms
 - Study

- Ensuite

- **Roof**

- Pitched Colorbond Roof
- Skylights and Sky tube
- 10 Solar Panels

ENVIRONMENTAL PLANNING AND ASSESSMENT (HOUSING AND PRODUCTIVITY CONTRIBUTION) ORDER 2023

On the 1 October 2023 the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 (HPC Order) commenced.

The HPC Order applies to land on the HPC Regions Map with includes land in:

- 1) Central Coast;
- 2) Greater Sydney (excluding land in the Western Sydney Aerotropolis and Western Sydney Growth Area Special Contribution Areas);
- 3) Illawarra-Shoalhaven; and
- 4) Lower Hunter

The site is identified as being within the Greater Sydney Region and is not in any excluded areas.

HPC Order applies to certain residential, commercial and industrial developments and requires a contribution be paid prior to the issuing of a construction certificate.

Under clause 5(2) of the HPC Order, residential development is taken to mean the following:

- (a) *subdivision of land (other than strata subdivision) on which development for the purposes of residential accommodation is permitted with development consent by an environmental planning instrument applying to the land (residential subdivision),*
- (b) *medium or high-density residential development,*
- (c) *development for the purposes of a manufactured home estate.*

The proposal is for a first floor addition to an existing single storey townhouse.

The proposal does not include subdivision of land for the purposes of residential accommodation, strata subdivision, new medium or high density residential development or development for the purpose of a manufactured home estate. Therefore, a Housing and Productivity Contribution is not applicable to the proposal.

ENVIRONMENTAL ASSESSMENT UNDER DIVISION 4.11 OF THE EP&A ACT, 1979

The following section demonstrates that the site has “existing use rights” under Division 4.11, Sections 4.65, 4.66 and 4.67 of the EP&A Act.

The subject site is zoned R2 Low Density Residential pursuant to the Canterbury Bankstown Local Environmental Plan 2023.

The existing use of the land for the purpose of a multi-dwelling is a prohibited use in the current zone in accordance with the development control table in the CBLEP. The use as a multi dwelling therefore operates by virtue of existing use rights.

To demonstrate existing use rights, there are three key aspects to be established:

- The use was lawfully commenced prior to the coming into being of planning controls applying to the land, which have the effect of prohibiting the existing use;
- The use has continued since that time; and
- The use has not been abandoned for more than 12 months as set out in Section 4.6(3) of the EP&A Act.

A perusal of Council’s records confirms that the construction of the townhouse development was approved in November 1979 and a copy of this consent is attached as Appendix 2.

Section 4.65 of the EP&A Act states the following:

*4.65 Definition of "existing use" In this Division,
"existing use" means:*

- (a) the use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this Division, have the effect of prohibiting that use, and*
- (b) the use of a building, work or land;*
 - (i) for which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and*
 - (ii) that has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse.*

Section 4.66(3) of the EP&A Act states that:

...a use is to be presumed unless the contrary is established, to be abandoned if it ceased to be actually so used for a continuous period of 12 months.

This necessarily requires the following questions to be answered:

- 1. Was the use of the building, work or land a lawful purpose immediately before the coming into force of an environmental planning instrument, which would have the effect of prohibiting that use?**

The building approval (BA1246/79) approved the construction of the townhouse development. Refer to **Appendix 2** for a copy of the Approval.

- 2. Was the use of the building, work or land granted development consent before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use?**

The building approval (BA1246/79) approved the construction of the townhouse development. Refer to **Appendix 2** for a copy of the Approval. A building application could not have been issued for a prohibited development.

- 3. Has the use of the building, work or land been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse?**

The use of the premises as a multi dwelling has continued unabated.

As a consequence, the subject Development Application may be considered and approved by Council in accordance with section 4.67 ('the incorporated provisions') and sections 162-168 of the EP&A Regulation.

APPLICABLE PROVISIONS OF THE EP&A REGULATION

As demonstrated in section 6 of this Statement of Environmental Effects, the use of the existing townhouse and the land on which it stands is an existing use under s4.65 of the EP&A Act. Once established, existing uses are regulated by Part 7 of the EP&A Regulation. Relevantly to this development application, Section 163 of the Regulation provides that:

163 Certain development allowed

- (1) *An existing use may, subject to this Part—*
 - (a) *be enlarged, expanded or intensified, or*
 - (b) *be altered or extended, or*
 - (c) *be rebuilt, or*
 - (d) *be changed to another use, but only if the other use is a use that may be carried out with or without development consent under the Act, or*
 - (e) *if it is a commercial use—be changed to another commercial use, including a commercial use that would otherwise be prohibited under the Act, or*
 - (f) *if it is a light industrial use—be changed to another light industrial use or a commercial use, including a light industrial use or commercial use that would otherwise be prohibited under the Act.*
- (2) *However, an existing use must not be changed under subsection (1)(e) or (f) unless the change—*
 - (a) *involves only minor alterations, and*
 - (b) *does not involve an increase of more than 10% in the gross floor area of the premises associated with the existing use, and*
 - (c) *does not involve the rebuilding of the premises associated with the existing use, and*
 - (d) *does not involve a significant intensification of the existing use.*
- (3) *In this section—*
 - commercial use** *means the use of a building, work or land for the purposes of commercial premises.*
 - light industrial use** *means the use of a building, work or land for the purposes of light industry.*

Section 163(1) of the Regulation provide that, in order to undertake those actions, development consent is required. Accordingly, the applicable provisions of Part 5 of the Regulation, are satisfied by the making of this Development Application.

Pursuant to Section 163(2), only minor works and/or works that involve less than 10% increase in gross floor area of the premises can be undertaken for commercial premises. The development is residential in nature and is not subject to the 10% limitation.

The proposal satisfies these provisions.

ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15

Relevantly to this application, by s4.65, 4.66 and 4.67 of the EP&A Act and sections of 162-168 of the EP&A Regulation, a person is permitted to make a development application to:

- enlarge, expand or intensify (s163(1)(a))
- alter or extend (s163(1)(b))
- rebuild (s163(1)(c))

an existing use.

Section 4.67(3) of the EP&A Act states that:

- (3) *An environmental planning instrument may, in accordance with this Act, contain provisions extending, expanding or supplementing the incorporated provisions, but any provisions (other than incorporated provisions) in such an instrument that, but for this subsection, would derogate or have the effect of derogating from the incorporated provisions have no force or effect while the incorporated provisions remain in force.*

The reference to the “incorporated provisions” is a reference to the provisions of Part 5 of the EP&A Regulation. By s 4.67(2), the incorporated provisions are taken to be incorporated in every environmental planning instrument, which includes the WLEP.

It is necessary to ask whether any provisions of the WLEP would derogate or have the effect of derogating from the incorporated provisions.

Established case law has held that, in circumstances where the provisions of environmental planning instruments have the effect of derogating from the incorporated provisions (and therefore do not apply to the assessment of applications which are reliant upon existing use rights), general town planning principles should be used to evaluate and assess the proposed development.

Accordingly, the following matters are to be considered in the assessment of this development application under Section 4.15 of the EP&A Act.

6. S.4.15(1)(a)(i) ENVIRONMENTAL PLANNING INSTRUMENTS

The Land and Environment Court judgement in *Stormness Pty Limited v Woollahra Municipal Council [2006] NSWLEC 587* further underscored this.

However, in *Saffioti v Kiama Municipal Council [2018] NSW LEC 1426 (Saffioti 2018)* a Commissioner of the LEC considered the issue of whether the controls in a Development Control Plan (DCP) could be considered in assessing the merits of an application for development consent for development with existing use rights. The Commissioner decided that the relevant controls in the DCP could be considered, as the Act provides that any provisions of an environmental planning instrument (EPI) which would derogate from the provisions in the Regulations have no effect.

In *Saffioti 2018*, the Commissioner found that as a DCP is not an EPI, section 4.67(3) does not apply to the provisions of such an instrument. The Commissioner also considered provisions of the Local Environment Plan (LEP) and found that only those provisions of the LEP which could have the effect of prohibiting the development derogated from the incorporated provisions and therefore could not be taken into account.

The Applicant appealed against the Commissioner's findings to a Judge of the Court on questions of law. The appeal was heard by the Chief Judge of the Court and failed on all grounds.

Given the outcome of *Saffioti 2018*, the assessment of existing use rights should be considered against both the development standards of the WLEP and the controls of the WDCP as detailed within this report. This is provided below under Sections 7.4 and 9.1

As such, an environmental assessment of the proposal, undertaken under the provisions of s4.15 of the EP&A Act is provided below.

7. S.4.15(1)(a)(i) ENVIRONMENTAL PLANNING INSTRUMENTS

7.1 Objects of the Environmental Planning and Assessment Act

The relevant objects under Section 1.3 of the Environmental Planning and Assessment Act, 1979 are:

- (a) *to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *to promote the supply, delivery and maintenance of housing, including affordable housing,*
- (c) *to promote productivity through the development and management of the State and its resources,*
- (d) *to protect the environment, including the conservation of threatened species of native animals and plants and ecological communities and their habitats,*
- (e) *to promote resilience to climate change and natural disasters through adaptation, mitigation, preparedness and prevention,*
- (f) *to promote the sustainable management of built and cultural heritage, including Aboriginal cultural heritage,*
- (g) *to promote good design, amenity and the proper construction and maintenance of built environments, including the protection of the health and safety of the occupants of buildings,*
- (h) *to provide opportunities for participation in environmental planning and assessment,*
- (i) *to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (j) *to promote a proportionate and risk-based approach to environmental planning and assessment,*
- (k) *to promote the orderly and economic use and development of land.*

The proposal is to provide a first floor addition to the existing single storey townhouse. The proposal complies with relevant objects above in the following manner:

- Contributes to the social welfare of particular members of the community by providing a more liveable environment.
- The proposal provides for the maintenance of housing.
- The proposal promotes productivity through the provision of housing.

- The proposal is suitable in terms of climate change and managing natural disasters.
- The proposal offers sustainable management of built and cultural heritage within the Melford Street Conservation Area.
- The proposal is of a high standard of design and amenity in relation to the existing built environment.
- The proposal promotes the proper construction and maintenance of building through compliance with the Building Code of Australia (BCA).
- The proposal is permissible and complies with the relevant objectives of the zone, thereby promoting the orderly and economic use and development of land.

As such the proposal is consistent with the relevant objects of the Act.

7.2 Integrated Development

Pursuant to Section 4.46 of the Act, the proposal does not constitute Integrated Development.

7.3 Relevant State Instruments and Legislation

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in Non-Rural Areas

This chapter provides a state-wide practice for the protection of biodiversity value of trees and other vegetation in non-rural areas of the State and to preserve the amenity of these areas through the preservation of trees and other vegetation.

In accordance with Section 2.10 of the SEPP, Council may issue a permit for the clearing of vegetation. The proposal does not include any tree or vegetation removal.

Chapter 6 – Water Catchments

This chapter applies to land in the following catchments:

- a) The Sydney Drinking Water Catchment
- b) The Sydney Harbour Catchment
- c) The Georges River Catchment
- d) The Hawkesbury-Nepean Catchment

The site is not located in any of these catchments.

Subsequently the proposal is considered acceptable with regards to the relevant sections of the SEPP.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

This Chapter provides a state-wide practice for the remediation of contaminated land. Under Section 4.6, consideration has to be given as to whether the land is contaminated.

The site appears to have been in residential use since its original subdivision and there is no evidence of any potentially contaminating uses occurring. In addition, no excavation is proposed. It can be concluded beyond reasonable doubt that there is no likelihood of contamination on this site. No further consideration is therefore required.

State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 is applicable to this application.

A BASIX certificate is included with this application. This demonstrates compliance with BASIX targets for Water, Energy and Thermal Comfort.

7.4 Canterbury-Bankstown Local Environmental Plan 2023

Aims of Plan

The aims and objectives of the Canterbury-Bankstown LEP 2023 are:

- aa) to protect and promote the use and development of land for arts and cultural activity including music and other performance arts;*
- a) to manage growth in a way that contributes to the sustainability of Canterbury-Bankstown;*
- b) to protect landforms and enhance vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Canterbury-Bankstown;*
- c) to identify conserve and protect the Aboriginal, natural, cultural and built heritage of Canterbury-Bankstown;*
- d) to provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown;*
- e) to restrict development on land that is sensitive to urban and natural hazards;*
- f) to provide a range of residential accommodation to meet the changing needs of population;*
- g) to provide a range of business and industrial opportunities to encourage local employment and economic growth and retain industrial areas;*
- h) to create vibrant town centres by focusing employment and residential uses around existing centres and public transport;*
- i) to provide a range of recreational and community service opportunities and open spaces to meet the needs of residents and visitors to Canterbury-Bankstown;*
- j) to achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety;*
- k) to ensure activities that may generate intensive car usage and traffic are located near public transport that runs frequently to reduce dependence on cars and road traffic;*
- l) to consider the cumulative impact of development on the health of the natural environment and waterways and on the capacity of infrastructure and the road network;*
- m) to support healthy living and enhance the quality of life and the social well-being and amenity of the community;*
- n) to ensure development is accompanied by appropriate infrastructure; and*
- o) to promote ecologically sustainable development.*

The proposal complies with the above objectives in the following manner:

- (aa) The proposal will not prejudice the use of nearby land to be used for the purposes of arts or cultural activity.
- (a) The proposal provides a low-density residential use on a site zoned for low density residential.
- (b) The site will not detract from the vitality of the Melford Street Heritage Conservation Area.
- (c) The proposal provides an appropriate level of density for the sites R2 zoning.
- (d) The proposed development will not change the population density given there will be no change in the number of bedrooms.
- (e) Proposed development retains existing dwelling density providing additional recreation space and a more appropriate configuration of living space.
- (f) The proposal has been supported by a heritage impact statement confirming the development will have no impact upon the heritage conservation area.
- (g) The works will not affect the natural environment and maintain the amenity of the subject site and neighbouring properties,
- (h) The site is not flood affect and the proposal will continue to make use of existing stormwater infrastructure.
- (i) The proposal will not affect any public access to and along the foreshores.
- (j) The proposed development has been designed to a high standard and will not change the street frontage.
- (k) The proposal will have neutral effects on traffic and parking.
- (l) The proposed minor alterations and additions will be of a size and scale to remain in keeping with desired future character of Hurlstone Park,
- (m) The works will not give rise to adverse effects on the amenity of the locality.
- (n) The proposed works does not require any tree removal.
- (o) Proposed development will not contribute to climate change and provides shading to the private open space.

Aims and objectives of zone

The site is zoned R2 Low Density Residential under the provisions of the Canterbury-Bankstown Local Environmental Plan 2023. The objectives of the zone are:

- *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 existing townhouse operates under the 'existing use rights'. The proposal is consistent with the objectives of the zone as:

- The proposal will continue to provide a high-quality dwelling which will provide for the housing needs of occupants.
- The proposal will not prejudice the use of nearby land to provide services to the community.
- The proposal is for alterations and additions to an existing dwelling which would not result in any adverse impacts to the amenity of neighbouring properties.
- No tree removal is proposed to allow the proposed development to occur and has no change to the existing deep soil area provided.

Canterbury–Bankstown LEP 2023 Compliance Table

Site Area (#m ²)	Proposed	Control	Complies
Height	6.3m	8.5m	Yes
Floor Space Ratio	N/A	No FSR control for this site	N/A

Clause 5.10 – Heritage conservation

The subject site is located within Melford Street Heritage Conservation Area. The works are proposed to detracting building, constructed c. 1980. The proposal has been designed to result in minimal impacts on the character of the surrounding area. The site is an internal allotment and the works proposed will not be visible from the streetscape. The design proposed is consistent with others in the group of townhouses. The proposal does not give rise to impacts on the amenity of nearby heritage development.

The proposal is consistent with the objectives of clause 5.10 of the CBLEP, noting:

-
- (a) The proposal does not result in any changes to a heritage item or contributory building. The works are generally compliant and not visible from the streetscape. Accordingly, the proposal will not derogate the heritage character of the area.
 - (b) The works will not affect any significant heritage fabric, settings or outlook.
 - (c) The proposal includes no excavation and the site is not an archaeological site.
 - (d) The site is not known to contain any items of Indigenous heritage.

A Heritage Impact Statement has been prepared by Lucas Stapleton Johnson & Partners and is submitted with the application. The HIS concludes as follows:

- *The existing building and townhouse complex are considered to be non-contributory buildings in the Melford Street Heritage Conservation Area*
- *Proposed materials, finishes, textures and colours are generally sympathetic to the area's character and do not detract from surrounding historical development*
- *There will be no impact on the heritage values of the nearby local heritage item.*

Clause 5.21 – Flood Planning

The site is not identified on the LEP map as being affected by flood planning.

Clause 6.1 – Acid sulfate soils

The site is identified as being affected by Class 5 Acid Sulfate Soils. The proposal does not include works within 500m of Class 1, 2, 3 or 4 land that is below 5m AHD.

Clause 6.2 – Earthworks

The proposal does not include any earthworks to allow the proposed first floor addition.

Clause 6.4 – Stormwater management

The proposal is accompanied by a stormwater management plan, showing that stormwater will continue to drain into existing infrastructure.

The application has been assessed having regard to the relevant provisions of the LEP and is acceptable for the reasons discussed above.

8. S.4.15(1)(a)(ii)

DRAFT AMENDMENTS TO STATUTORY CONTROLS

Not applicable to this assessment.

9. S.4.15(1)(a)(iii) DEVELOPMENT CONTROL PLANS

9.1 Canterbury–Bankstown Development Control Plan 2023

Canterbury–Bankstown DCP 2023		
Development Control	Compliance	Comment
Chapter 2 – Site Considerations		
2.1 Site Analysis	Yes	Site analysis plan has been included within the plans provided.
2.2 Flood Risk Management	N/A	Subject site is not identified to be flood prone.
2.3 Tree Management	N/A	No tree removal proposed
Chapter 3 – General Requirements		
3.1 Development Engineering Standards	Yes	No proposed change to existing vehicular crossing and driveway. Stormwater drainage plan has been provided as part of this development application.
3.2 Parking	Merits consideration	3 bedrooms or more to provide a minimum of 2 car spaces per dwelling. No proposed change to existing parking. See below for discussion

Canterbury-Bankstown DCP 2023		
Development Control	Compliance	Comment
3.3 Waste Management	Yes	Waste Management Plan has been provided as part of this development application.
3.4 Sustainable Development	Yes	A BASIX Certificate has been provided.
3.7 Landscape	Yes	No earthworks are proposed. No change to existing landscaped areas. No trees are proposed to be removed.
Chapter 4 – Heritage 4.3 Heritage Conservation Areas – 4.3 Heritage Conservation Areas		
Section 2 Contributory buildings	N/A	The subject site is identified as non-contributory (3) within the Character Statement – Hurlstone Park Heritage Conservation Areas.
Section 3 Form, massing and scale	Yes	No proposed change to existing front setback. Proposed first floor addition will complement the existing dwelling and the existing multi dwelling housing development consisting of bevelled edge brick and white painted weatherboard. Grey, metal roofing is proposed. First floor addition side setbacks reflect the established pattern.
Section 4 Infill development	N/A	Proposed development relates to alterations and additions to an existing dwelling.

Canterbury-Bankstown DCP 2023		
Development Control	Compliance	Comment
Section 5 Roof, dormers, chimneys and skylights	Yes	No existing or proposed dormers. No existing chimney. The proposed skylights have been appropriately located to ensure they will not affect the appearance of the roof from the public domain. New roofing is metal in grey.
Section 6 Verandahs, porches and balconies	Yes	Existing porch retained. No existing verandahs or balconies are to be removed or altered as part of this development application. Proposed first floor balcony to master bedroom is of a suitable size and scale in keeping with the conservation area. No glass or clear balustrades proposed to be visible from the public domain.
Section 7 Driveways, garages and carports	Yes	No garage, carport or car space proposed as part of this development application.
Section 8 Fences and gates	N/A	No proposed fencing or gates as part of this development application.
Section 9 Landscape elements	Yes	No proposed change to existing front setbacks landscape. No trees are proposed to be removed. Existing landscaping to be retained.
Section 10 Outbuildings	N/A	No outbuildings proposed as part of this development application.

Canterbury-Bankstown DCP 2023		
Development Control	Compliance	Comment
Section 11 Windows and doors	Yes	All existing windows and doors are to be retained. New proposed windows are a size in keeping with the existing dwellings windows and materials and finishes to complement the existing windows. Proposed windows are not visible from the public domain.
Section 13 - Utility Infrastructure	Yes	Solar panels are proposed to be fitted to the roof as to ensure they are not visible from the public domain and are below the ridgeline.
Section 12 Building materials, finishes and colour	Yes	A Schedule of material and finishes has been submitted as part of this development application.
Section 14 Treatment of non-contributory buildings	Yes	Proposed alterations and additions are of a size and scale in keeping with the surrounding two storey contributory buildings.
Chapter 5 Residential Accommodation 5.2 Former Canterbury LGA - Section 4 Multi dwelling housing and attached dwellings		
4.1 Minimum lot sizes and frontage	Yes	No proposed change to existing lot and frontage.
4.2 Isolated Sites	N/A	Subject site is not an isolated site.
4.3 Private Open Space	Unchanged Balcony is satisfactory	The proposal does not alter private open space at ground level. Existing open space is sufficient for outdoor dining and recreation A small, balcony is added to the master bedroom, which is appropriately sized and located. The

Canterbury-Bankstown DCP 2023		
Development Control	Compliance	Comment
		proposed balcony will include a solid privacy panel to maintain the privacy of adjacent dwellings.
4.4 Layout and orientation	N/A	No proposed change to existing orientation.
4.5 Height	Yes	One storey if more than 20m from front boundary + front setback or 2 storeys at rear if adjoining railway or industrial land, road or open space. External wall height – One storey -3.8m Two storey – 7m Proposed 5m wall height to a two-storey dwelling. Wall broken up by eaves at upper level. The provision of two storey is in keeping with the prevailing scale within the development, noting that the existing two storey townhouses are located more than 20m from the front boundary.
4.6 Setbacks	Yes	Minimum 9m front setback Minimum 3m rear setback Minimum 1.5m side setbacks Minimum 1m deep soil along boundaries Front setback is unchanged, Site is an internal allotment. Minimum 6m rear southern setback proposed

Canterbury-Bankstown DCP 2023		
Development Control	Compliance	Comment
		Minimum 2.5m side setback to balcony is proposed. New first floor is minimum 2.8m. No change to deep soil proposed along boundaries.
4.7 Building depth	Yes	No change to building depth
4.8 Building separation	Yes	Minimum 5m between buildings that are on one side No proposed change to existing building separation with the first floor addition matching existing.
4.9 General Design	Yes	The proposed addition is not visually prominent from the street or from a public space. Proposed alterations and additions design features do not mimic traditional features Access to first floor proposed via internal stairs. Retains and extends prominent elements of the existing roof. No proposed change to existing dwelling entry Proposed bedroom 4 to overlook the street
4.10 Roof Design and features	Yes	Simple pitched roof proposed to match the existing scale and design of the adjoining building. Max. 30 degree pitch roof

Canterbury-Bankstown DCP 2023		
Development Control	Compliance	Comment
		Max 24.7 degree roof proposed
4.11 Dwelling layout and mix		Primary living area and principal bedroom min. 3.5m width Secondary bedrooms min. 3m width Provide general storage in addition to bedroom wardrobes and kitchen cupboards Min. 10m³ storage required for three or more bedrooms Proposed Primary living area is unchanged. Master bedroom min. 3.2m width Proposed Secondary bedrooms min. 3m width Proposed new storage under stairs ensures more than 10m³ in the dwelling
4.12 Solar access and overshadowing		The proposed alterations and additions have been designed to minimise overshadowing impacts. The north facing windows of the adjoining townhouse will continue to receive more than 3 hours of sunlight. Sunlight to the living area of the subject property will be maintained as existing. A minimum of 3hrs sunlight between 8am-4pm on 21 June to a minimum of 50% open space area of the subject site and neighbouring properties is required.

Canterbury-Bankstown DCP 2023		
Development Control	Compliance	Comment
		The proposed development will result in additional shadows to the private open space in the rear of adjoining properties at 65,67 and 71 Church Street at only 9am, however no additional shadows are proposed between 10am-3pm. Minor additional shadows will occur due to the proposed development to the private open space of 13 and 15 Canberra Street between 12pm-3pm. The proposal will result in a loss of solar access to the rear private open space of the adjoining townhouse, noting that this private open space runs the full width of the subject townhouse and the adjoining townhouse between those rear building lines and the northern rear boundary. The loss of solar access is minor but does reduce what is an existing non-compliance. Whilst full compliance with the solar access controls is not achievable due to the orientation and site limitations, the development does not unreasonably reduce the current level of solar amenity and is consistent with the built form. The proposed additional overshadowing is considered acceptable given that the change is minor relative to the existing site shadows and demonstrates an appropriate design responding to the constraints of the site.
4.14 Visual Privacy	Yes	The proposed alterations and additions have been designed and sited to

Canterbury-Bankstown DCP 2023		
Development Control	Compliance	Comment
		ensure adequate visual privacy between adjoining dwellings. The proposal has considered the location of the development on the site, the internal layout and building materials used. The proposed western elevation small balcony has been provided with a solid privacy screen to maintain the privacy of adjoining properties.
4.14 Acoustic Privacy	Yes	No adverse acoustic impacts are anticipated to the proposed additional first floor bedrooms.
4.15 Fences and ancillary development	Yes	The proposed development does not include any fences or ancillary development. All necessary building services are capable of being maintained onsite.

Parking

The proposal increases the number of bedrooms in the townhouse from 2 to 3. As such, the required number of parking spaces for the dwelling is increased from 1 to 2. The townhouse is currently provided with a single garage, with parking for one vehicle and this is not sought to be changed. As such, the proposal is not compliant with the parking rates in the CBDP.

While numerically non-compliant, the site is within 600m walking distance from the soon-to-reopen Canterbury Metro Station and 240m from bus stops on Canterbury Road. The site is close to the Cooks River Cycle Way and will be close to the new Metro Cycleway when it opens. Finally, the surrounding streetscape is low-density residential, backstreets which provides ample street parking. As such, there is sufficient, alternative transportation or parking existing or soon to open in the area to make up for the shortfall of parking on the site.

Moreover, the proposal meets the parking rate objectives in the CBDP, noting:

- O1 The proposal maintains a single parking space on the site and is in an area that has sufficient alternative transport to
- O2 The works will not add to road safety hazards and will not provide new parking areas that might have aesthetic impacts.

As such, the proposal provides parking that is unchanged, consistent with CBDP objectives and sufficient to meet demand. The proposal is therefore a reasonable alternative solution in accordance with section 4.15(3A)(b) of the Act.

10. S.4.15(1)(a)(iiia) PLANNING AGREEMENTS

Not applicable.

11. S.4.15(1)(a)(iv) APPLICABLE REGULATIONS

11.1 Section 61 Additional Matters that Consent Authority must Consider

Demolition

Section 61(1) of the EP&A Regulation 2021 requires consideration of Australian Standard AS 2601-1991: The demolition of structures. It also requires compliance with this by standard conditions of consent.

Demolition will be undertaken in strict accordance with AS 2601-1991.

Demolition works will be undertaken in accordance with prescribed times. It is intended that any noise generated from the site will comply with the relevant provisions of *the Protection of Environment Operations Act* and the *NSW EPA Environmental Noise Manual* for the control of construction noise. Approved silencing devices will be provided and maintained on all power operated machinery, where required.

12. S.4.15(1)(b) THE SIGNIFICANT LIKELY IMPACTS

The EP&A Act does not define the term “significant”, so its meaning has been shaped by court decisions in NSW planning law as well as the ordinary meaning of the word.

The following principles provide a useful starting point for understanding whether there is a significant likely impact that must be assessed:

- To be significant an impact must be “important”, “notable”, “weighty” or “more than ordinary”.
- Mitigation measures proposed as part of the development should be taken into account when considering whether a likely impact is significant.

- Significance varies with the context or setting of the proposed development. Significance depends on the effects on the site itself and on the broader geographical area in which it is located.
- The more remote an impact, the less significant it is likely to be.

In the context of this proposal, no significant impacts have been identified. Minor impacts such as privacy, visual bulk and solar access have been mitigated through good design.

The above analysis demonstrates that the proposal will have no significant adverse Environmental Impact and therefore satisfies this section of the Act.

13. S.4.15(1)(c)

THE SUITABILITY OF THE SITE

The subject site is suitable for the proposal as:

1. The site is zoned R2 and it is proposed to construct a first floor addition to an existing townhouse, which is a use that operates under existing use rights.
2. Adequate water, stormwater drainage and sewage facilities are available on the site for the proposed development.
3. Soil characteristics are appropriate.
4. The site is not subject to natural hazards such as bushfire tidal inundation and mass movement.
5. There are no precipitate constraints posed by adjacent land uses.
6. Appropriate erosion and sediment control measures will be employed during works.
7. The development will not result in environmental degradation of the coastal foreshore.
8. The site is well located in relation to recreation, public transport, shops and services, all available in the immediate locality.

The application therefore satisfies this section of the Act.

14. S.4.15(1)(d)

SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT OR THE REGULATIONS

Not applicable to local development.

15. S.4.15(1)(e)**THE PUBLIC INTEREST – CONCLUSION**

It is proposed to provide a first floor addition to an existing townhouse.

The proposed development is of a high-quality architectural design and has been designed to relate well to its site, adjoining sites and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale.

The proposed development will be in the public interest, as it will not result in any significant likely impact, will provide an appropriate building form and will protect the residential amenity of adjoining properties.

The proposal complies with all relevant SEPP, LEP and DCP objectives.

The application therefore satisfies this section of the Act.

APPENDIX 1

PLANS

A000	Cover Page – Development Application
A001	Site Analysis Plan
EX01	(E) Floor Plan
EX02	(E) Demolished Roof Plan
A101	Ground Floor Plan
A102	First Floor Plan
A103	Roof Plan
A201	Elevations
A210	Sections
A301	Door & Window Schedule
SK01	Shadow Diagrams – 9AM Winter Solstice
SK02	Shadow Diagrams – 12PM Winter Solstice
SK03	Shadow Diagrams - 1pm Winter Solstice
SK04	Shadow Diagrams – 2PM Winter Solstice
SK05	Shadow Diagrams – 3PM Winter Solstice
SK06	Area Calculations
SK07	Perspective A
SK07	Perspective A
SK07	Perspective A
SK08	Perspective B
SK10	Notification Plan

DRAWING REGISTER				
Sheet No.	Sheet Name	Scale	Rev. No.	Rev. Date
A000	COVER PAGE - DEVELOPMENT APPLICATION	NTS @ A3	B	7/5/2026
A001	SITE ANALYSIS PLAN	1:200 @ A3	A	3/5/2026
EX01	(E) FLOOR PLAN	1:100 @ A3	A	3/5/2026
EX02	(E) DEMOLISHED ROOF PLAN	1:100 @ A3	A	3/5/2026
A101	GROUND FLOOR PLAN	1:100 @ A3	A	3/5/2026
A102	FIRST FLOOR PLAN	1:100 @ A3	A	3/5/2026
A103	ROOF PLAN	1:100 @ A3	A	3/5/2026
A201	ELEVATIONS	1:100 @ A3	A	3/5/2026
A210	SECTIONS	1:100 @ A3	A	3/5/2026
A301	DOOR & WINDOW SCHEDULE	1:50 @ A3	A	3/5/2026
SK01	SHADOW DIAGRAM - 9AM WINTER SOLSTICE	1:100& 1:200 @ A3	A	3/5/2026
SK02	SHADOW DIAGRAM - 12PM WINTER SOLSTICE	1:100& 1:200 @ A3	A	3/5/2026
SK03	SHADOW DIAGRAM - 1PM WINTER SOLSTICE	1:100& 1:200 @ A3	B	7/5/2026
SK04	SHADOW DIAGRAM - 2PM WINTER SOLSTICE	1:100& 1:200 @ A3	A	3/5/2026
SK05	SHADOW DIAGRAM - 3PM WINTER SOLSTICE	1:100& 1:200 @ A3	A	3/5/2026
SK06	AREA CALCULATIONS	NTS @ A3	A	3/5/2026
SK07	PERSPECTIVE A	NTS @ A3	A	3/5/2026
SK08	PERSPECTIVE B	NTS @ A3	A	3/5/2026
SK10	NOTIFICATION PLAN	NTS @ A4	A	3/5/2026

LEGEND

BAL1	-	SOLID BALUSTRADE TO STR. ENG DETAIL. MIN 1M HIGH
BLK1	-	190mm CONCRETE BLOCKWORK
BRK	-	BRICK (E)
BH	-	BULK HEAD
COL	-	STEEL COLUMN TO ENG. DETAILS
CPT	-	CARPET ON UNDERLAY
CRWS	-	COLORBOND RAINWATER SPREADER
CT	-	CERAMIC TILING
DP	-	RECTANGULAR U.N.O. TO HYDR. ENG DETAILS, WOODLAND GREY
(E)	-	EXISTING
FFL	-	FINISHED FLOOR LEVEL
FW	-	FLOOR WASTE
G	-	COLORBOND HALF ROUND EAVES GUTTER TO HYDR. ENG DETAIL
GL1	-	ALUMINIUM FRAMED WINDOW & DOORS POWDERCOAT MATCH (E) AND WINDOWS / U.N.O
GLB	-	GLAZED BALUSTRADE, OPAGUE 80%
GD	-	GRATED DRAIN
HWU	-	(e) RECESSED INSTANTANEOUS GAS HOT WATER UNIT
MR	-	COLORBOND METAL ROOF SHEETING - WOODLAND GREY
NGL	-	NATURAL GROUND LEVEL
(N)	-	NEW
NTS	-	NOT TO SCALE
PIT	-	STORMWATER PIT TO HYDR. ENGINEER'S DETAIL
OF	-	OVERFLOW
RL	-	RELATIVE LEVEL (EQUIVALENT TO FINISHED FLOOR LEVEL)
RWH	-	RAINWATER HEAD
RWO	-	RAINWATER OUTLET
RWT	-	RAINWATER TANK
SD	-	SMOKE DETECTORS TO CODE
SFL	-	STRUCTURAL FLOOR LEVEL
SKY	-	SKYLIGHT
SKYT	-	SOLAR TUBE
TB	-	ENGINEERED TIMBER FLOATING FLOOR OVER UNDERLAY & SUBSTRATE
TB/P	-	PAINTED WEATHERBOARD ON SLATS & SUBSTRATE (STUD WALL)
TD	-	TIMBER DECK
TOW	-	TOP OF WALL
WC1	-	EXTERNAL WALL CLADDING - SOLID TIMBER OR TIMBER LOOK BOARDS
WPM	-	WATERPROOF MEMBRANE



BASIX NOTES

BUILDER TO INCORPORATE BASIX COMMITMENTS DURING CONSTRUCTION AND CERTIFY AT COMPLETION

FIXTURES

SHOWERHEADS:	MINIMUM RATING 3 STAR (<= 9 L/min)
TOILET FLUSHING:	MINIMUM RATING 3 STAR (<= 4 L/average flush)
TAPS:	MINIMUM RATING 3 STAR (<= 9 L/min)

THERMAL COMFORT

EXTERNAL WALLS:	R1.30 (OR R1.70 INCLUDING CONSTRUCTION) FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)
CEILING:	R1.76 (UP)
ROOF:	FOIL/SARKING R1.76 (UP) SOLAR ABSORPTANCE < 0.475

THERMAL COMFORT (CONTINUED)

FLOORS:	FIRST FLOOR INTERNAL - nil
DOORS/WINDOWS:	1W01, 1W05 CASEMENT U-VALUE 7.63 & SHGC 0.75 1W02, 1W03, 1W04, D101 CASEMENT U-VALUE 4.48 & SHGC 0.46 1W06, 1W07, 1W08 DOUBLE HUNG U-VALUE 5.7 & SHGC 0.47
SKYLIGHTS:	U-VALUE 5.7 & SHGC 0.47

COVER PAGE - DEVELOPMENT APPLICATION

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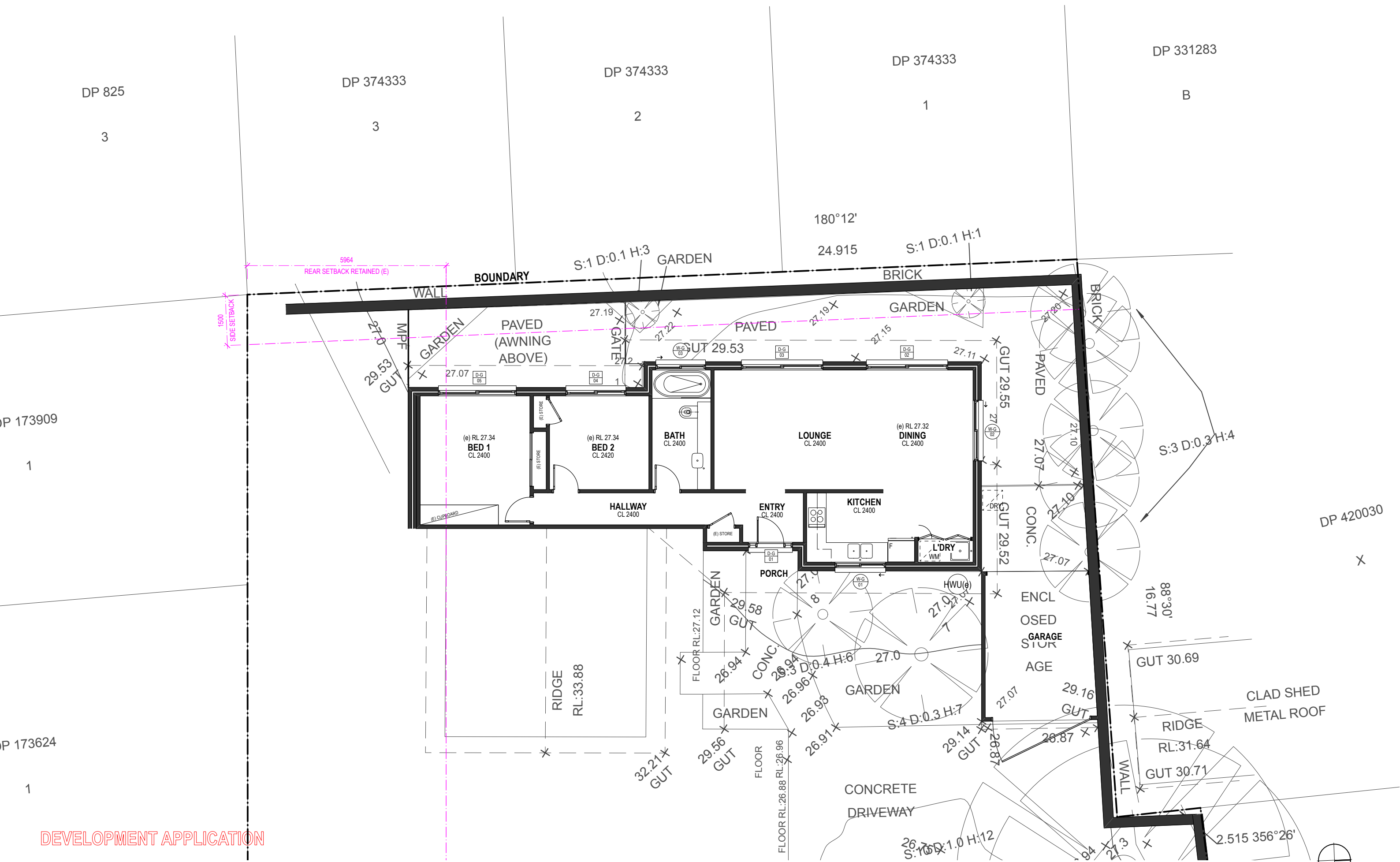
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FIRST FLOOR ADDITION
1/54 KILBRIDE STREET HURLSTONE PARK

2502.1
NTS @ A3

A000 B
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DEVELOPMENT APPLICATION

(E) FLOOR PLAN

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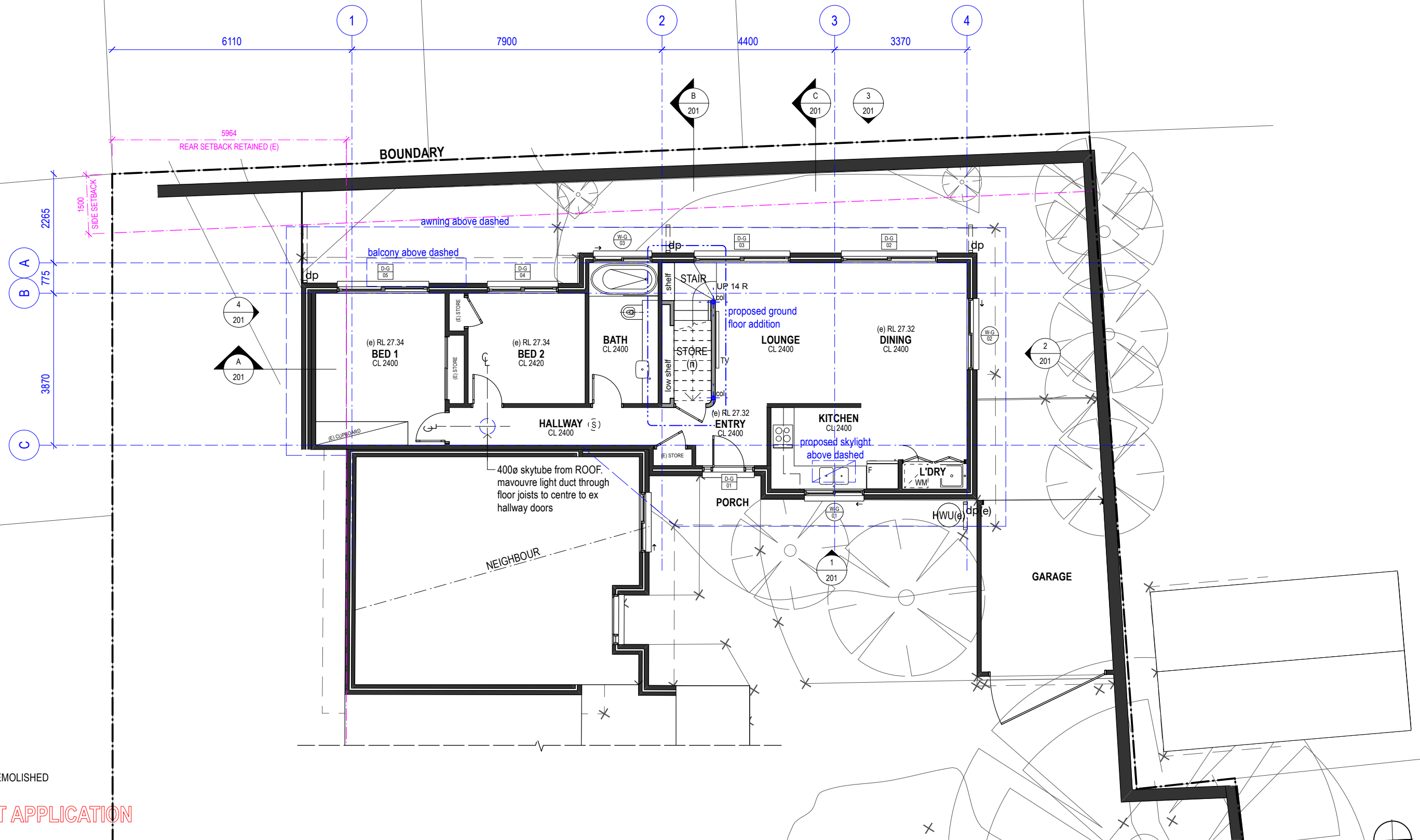
FIRST FLOOR ADDITION
1/54 KILBRIDE STREET HURLSTONE PARK

2502.1
1:100 @ A3

EX01 A
MARCH 2025

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BLACK INDICATES EXISTING
RED INDICATES EXISTING-DEMOLISHED
BLUE INDICATES PROPOSED

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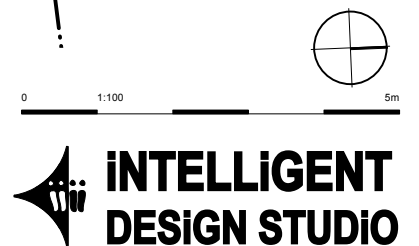
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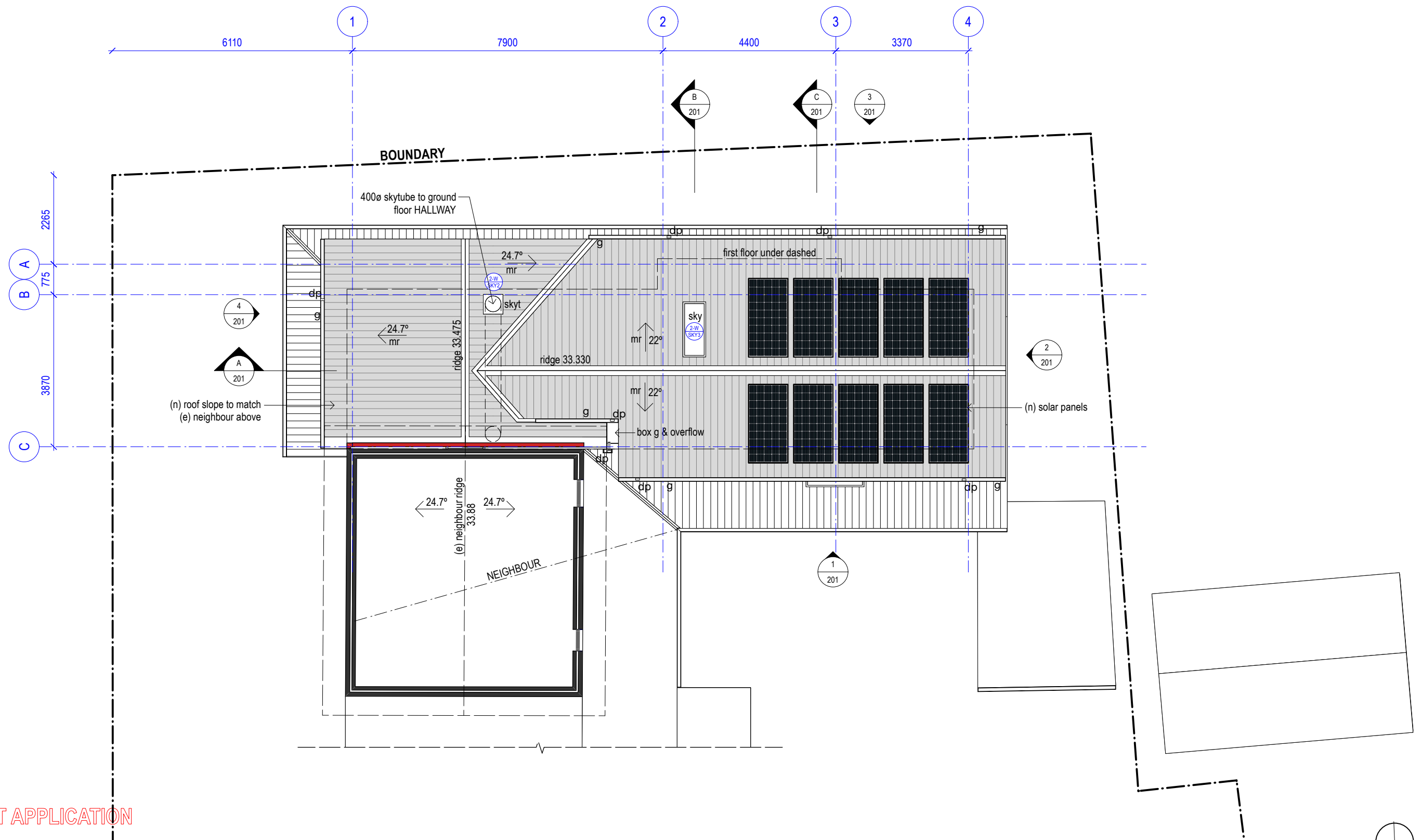
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A101 A
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ROOF PLAN

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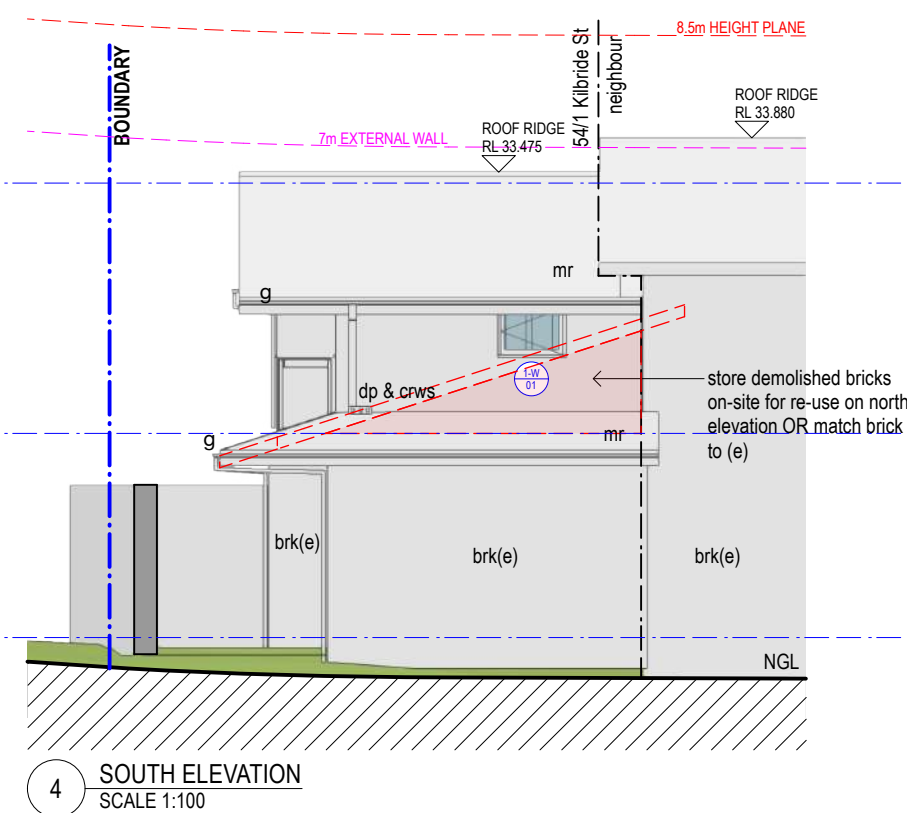
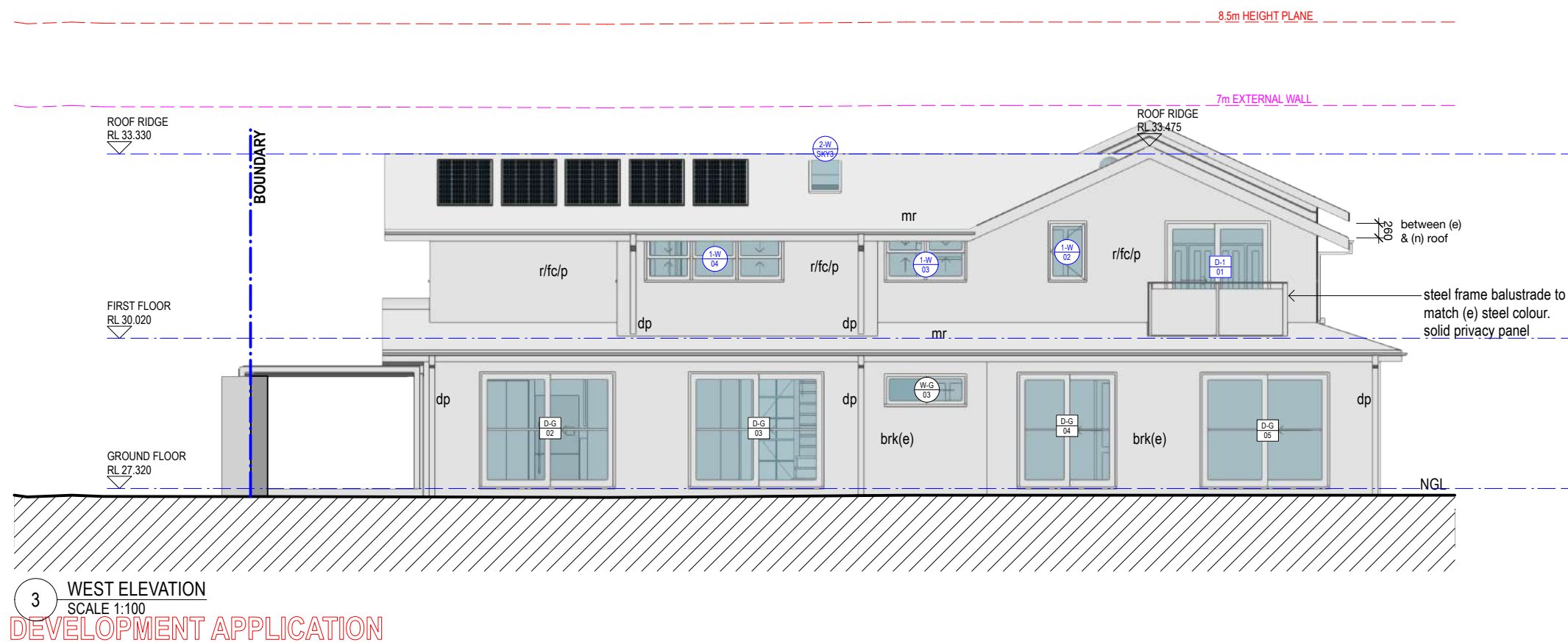
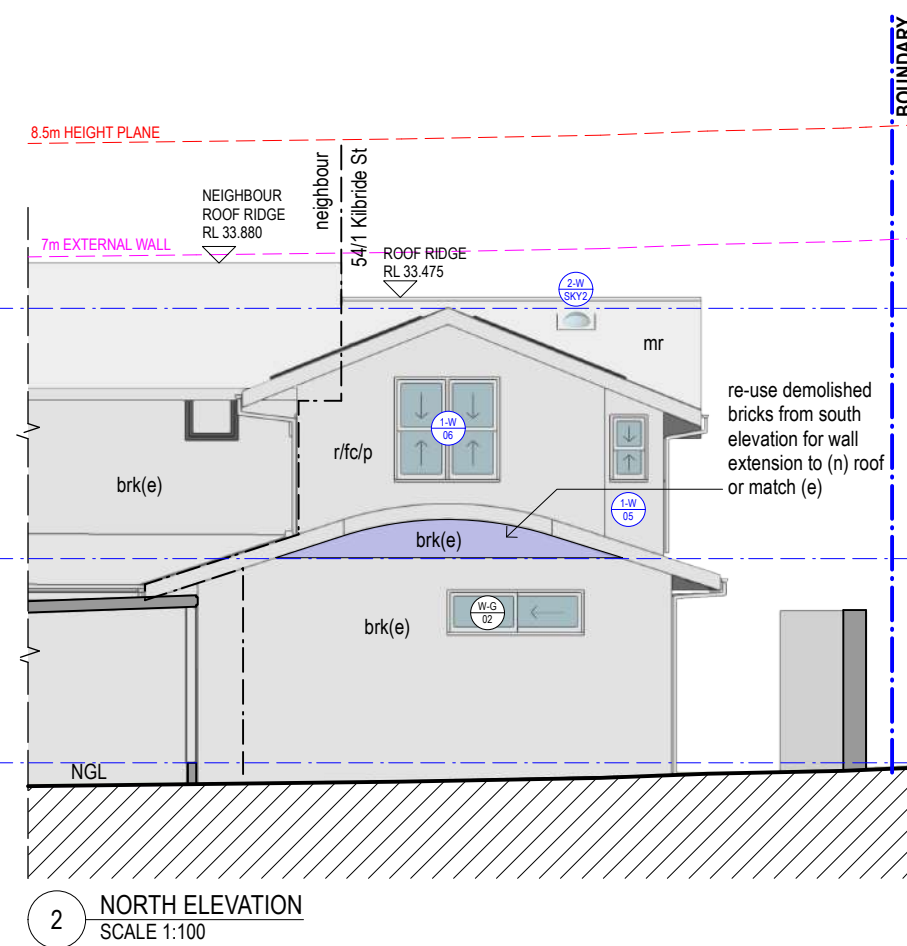
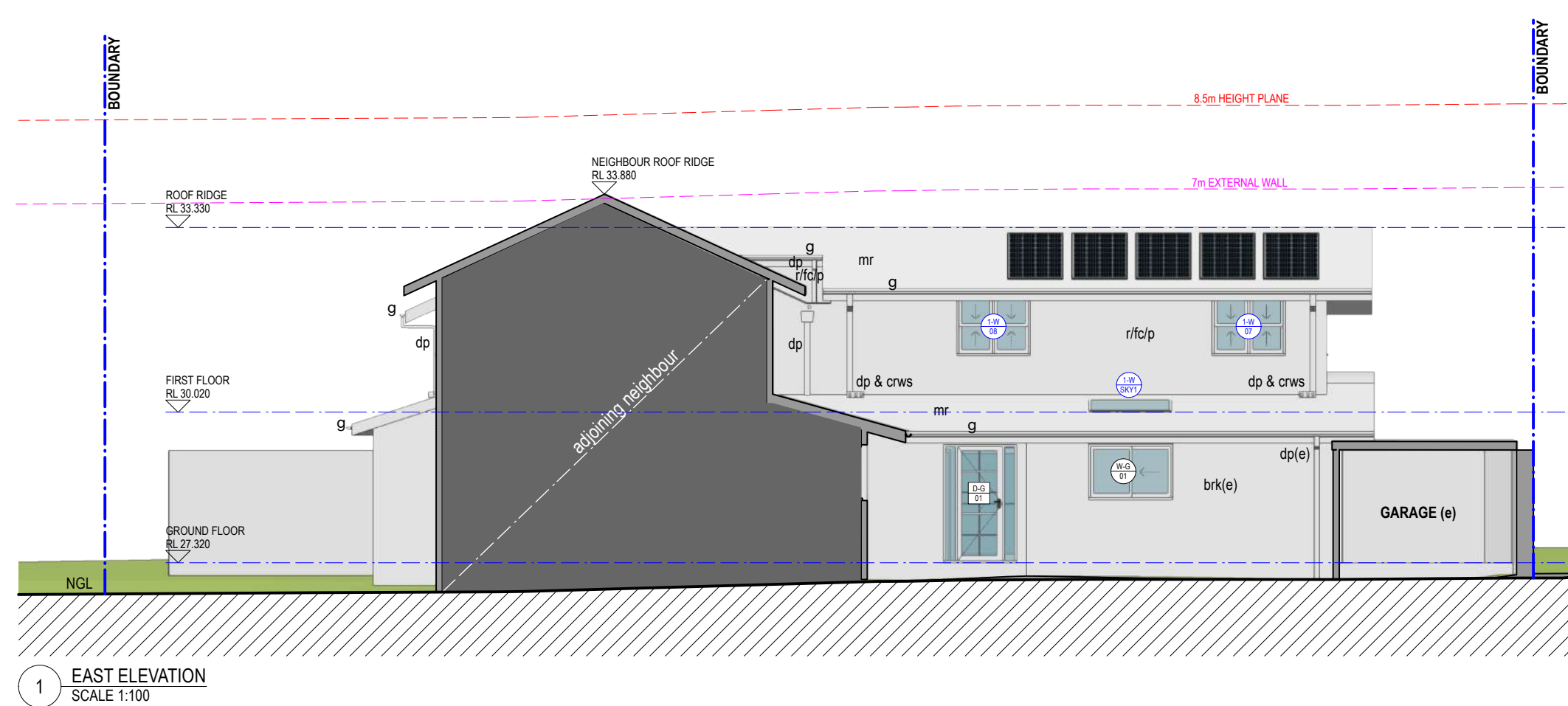
FIRST FLOOR ADDITION
1/54 KILBRIDE STREET HURLSTONE PARK

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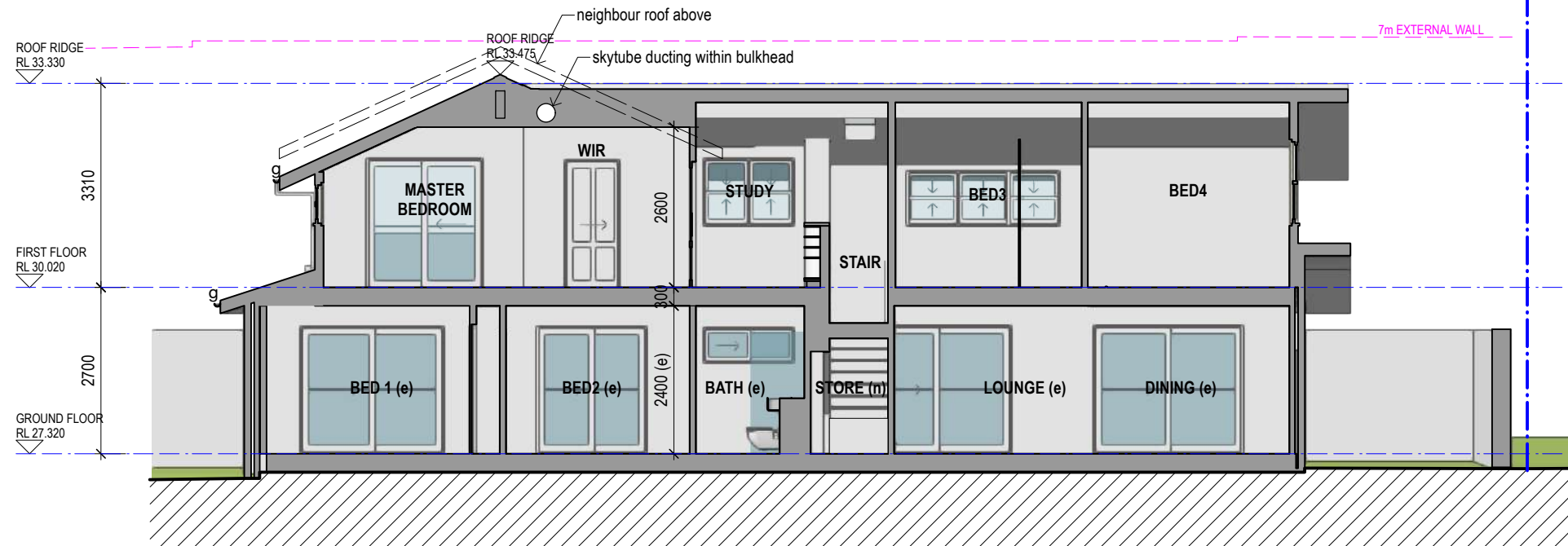
ELEVATIONS

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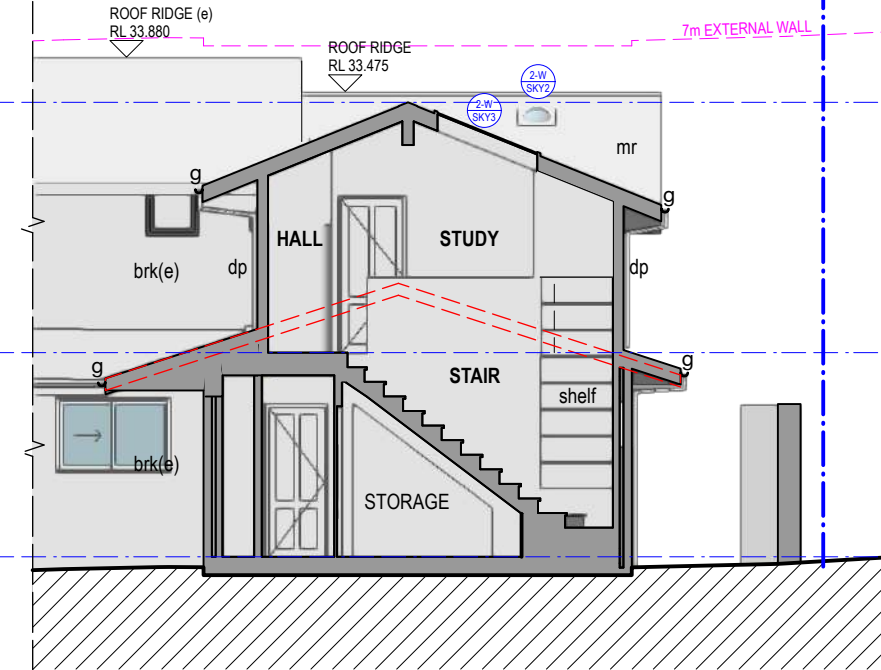
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A SECTION A
SCALE 1:100



B SECTION B
SCALE 1:100

Schedule of Existing External Finishes



bevelled edge
brick



shiplap,
white,
(neighbour)

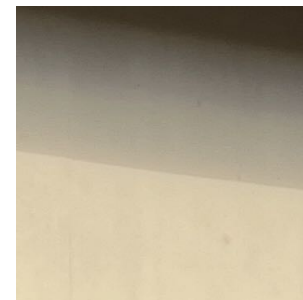


render/fibre
cement board,
cream colours

Schedule of External Finishes



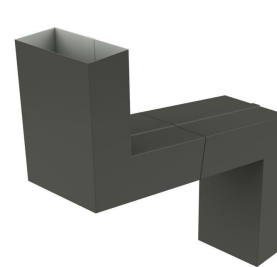
brk(e)
existing brick
re-use or match (e)



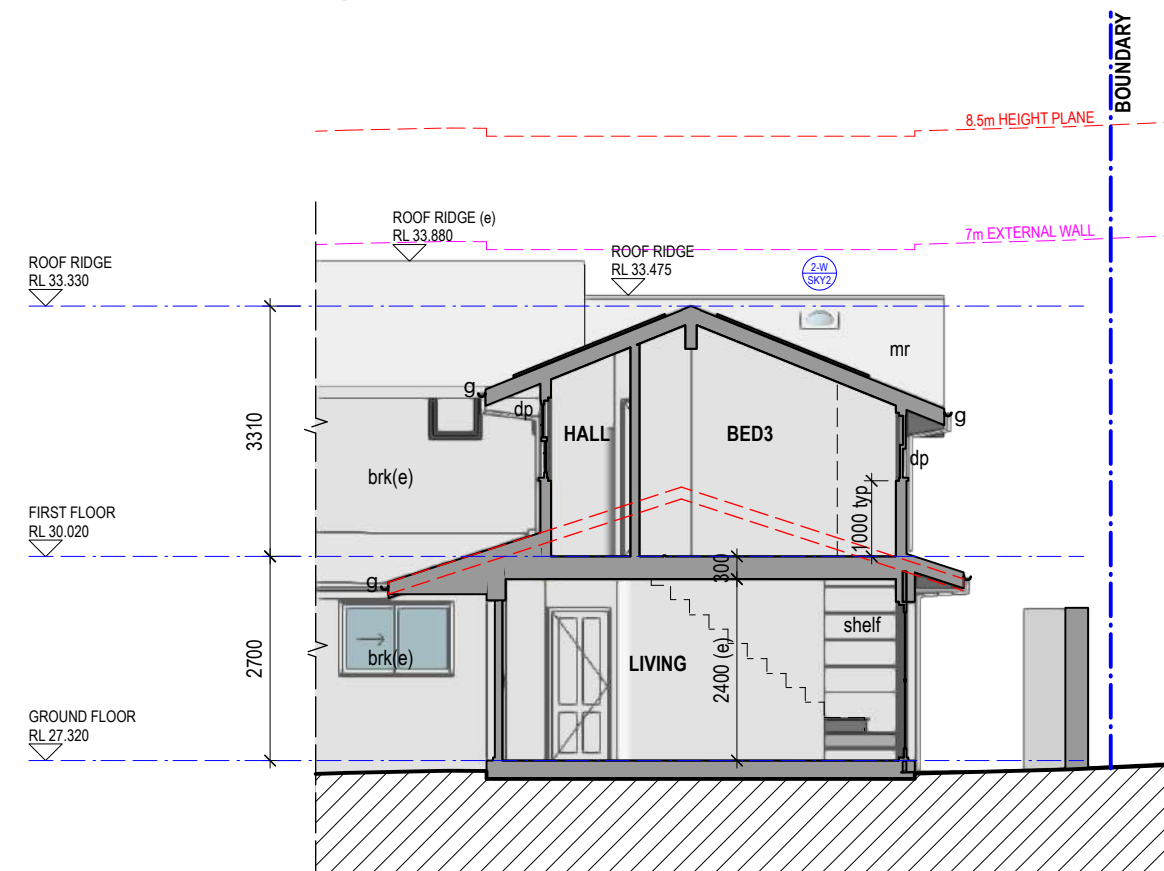
r/fc/p (e)
match (e) render finish



mr
metal roof
woodland grey, colorbond



g & dp
gutter & downpipes
woodland grey, colorbond



C SECTION C
SCALE 1:100

DEVELOPMENT APPLICATION

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2022 A210 2502.1 Hurlstone Park Development

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FIRST FLOOR ADDITION
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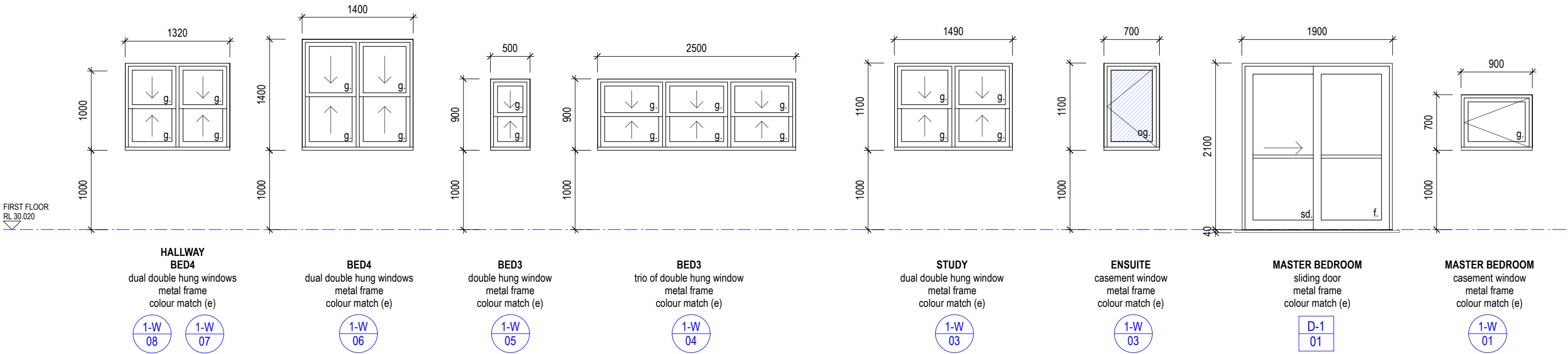
2502.1
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MARCH 2025

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0 1:100 5m

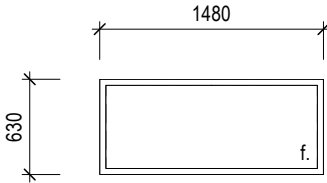


- F** FIXED GLAZING
FR FRAMELESS GLAZING
G GLASS OPERABLE PANEL
L GLASS OPERABLE LOUVRES
PL POWER LOUVRE SYSTEM
OG OBSCURE GLAZING (FILM U.N.O)
SH EXTERNAL SHUTTERS
SC SOLID CORE TIMBER DOOR
CP AL COVERPLATE TO MATCH WINDOW FRAME
HC HOLLOW CORE TIMBER DOOR
SD SLIDING DOOR
CSD CAVITY SLIDING DOOR SYSTEM
UC 20mm UNDERCUT TO DOOR
CID CHANGE IN GLAZING DIRECTION
COL COLUMN TO ENG. DETAIL
SJ SILICON GLAZING JOINT
FDH FRAMELESS DOUBLE-HUNG

NOTES

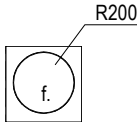
all windows and external door are shown as viewed from exterior of building (u.n.o) and are to be commercial aluminium unless noted otherwise.

all dimensions are to be verified by site measurement and/or consultation with builder prior to fabrication.
all operable louvre windows in bedrooms must use stronghold system to comply with bca clause d2.23, 3.9.2.5 (class 1) and d2.24 (other classes).
all windows in bedrooms to include restricted openers to comply with bca clause d2.23, 3.9.2.5 (class 1) and d2.24 (other classes).
refer to window and door material schedule for door, window, framing and glass specifications.
102mm louvre blades unless noted otherwise or required by code to be different.
louvres are non-lockable unless noted otherwise.
all louvres to be breezeway louvres unless noted otherwise



**KITCHEN
STAIR**
skylight
metal frame

1-W SKY1 2-W SKY3



**GROUND FLOOR
HALLWAY**
skytube

2-W SKY2

DEVELOPMENT APPLICATION

DOOR & WINDOW SCHEDULE

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info@intelligentdesignstudio.com.au
DESIGN LEAD
JONATHAN EDELSTEIN
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20021 A011 2024/04/04 Hurlstone Park

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FIRST FLOOR ADDITION
1/54 KILBRIDE STREET HURLSTONE PARK

2502.1
1:50 @ A3

A301 A
MARCH 2025

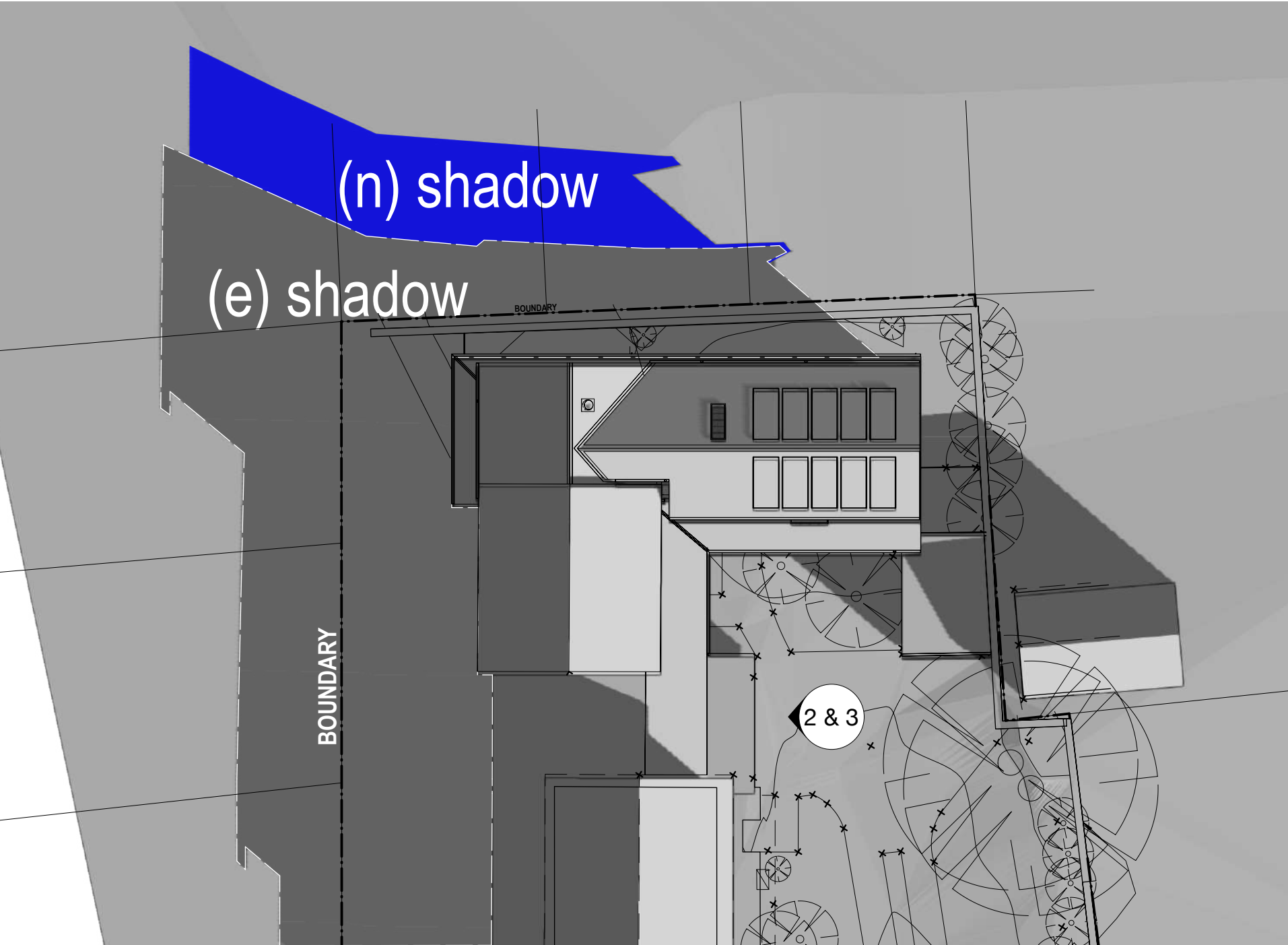
domushomes
building dreams into reality

0 1:100 5m

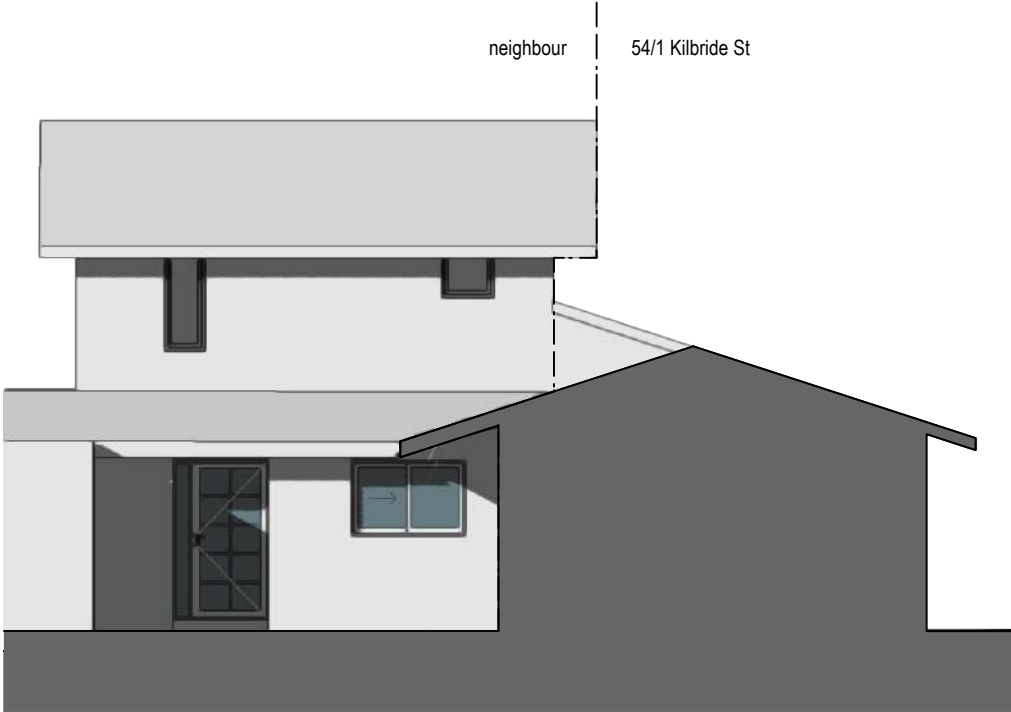
INTELLIGENT
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LEGEND

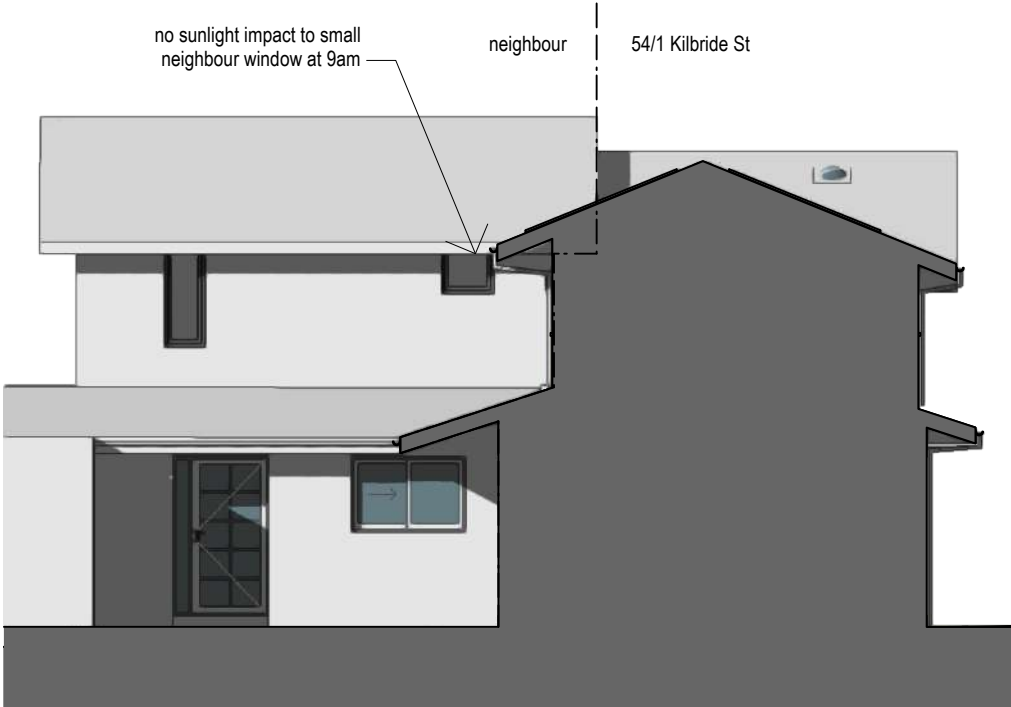
- new shadow
- existing shadow



1 SHADOW DIAGRAM - 9AM WINTER SOLSTICE
SCALE 1:200



2 NORTH ELEVATION - 9AM WINTER SOLSTICE (e)
SCALE 1:100



3 NORTH ELEVATION - 9AM WINTER SOLSTICE (n)
SCALE 1:100

DEVELOPMENT APPLICATION

SHADOW DIAGRAM - 9AM WINTER SOLSTICE

issued for DA
AMENDMENT

3/5/2026
DATE

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FIRST FLOOR ADDITION
1/54 KILBRIDE STREET HURLSTONE PARK

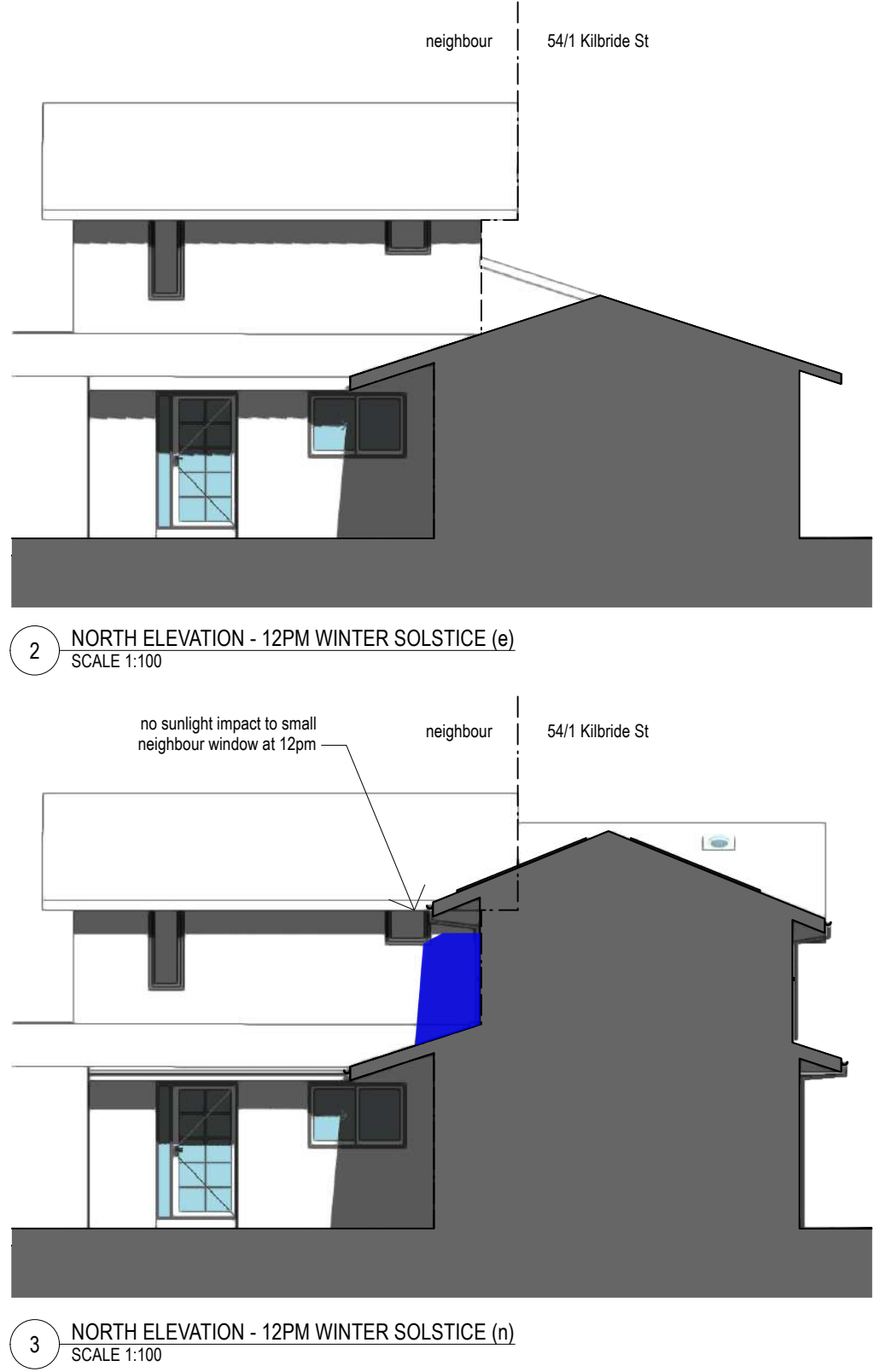
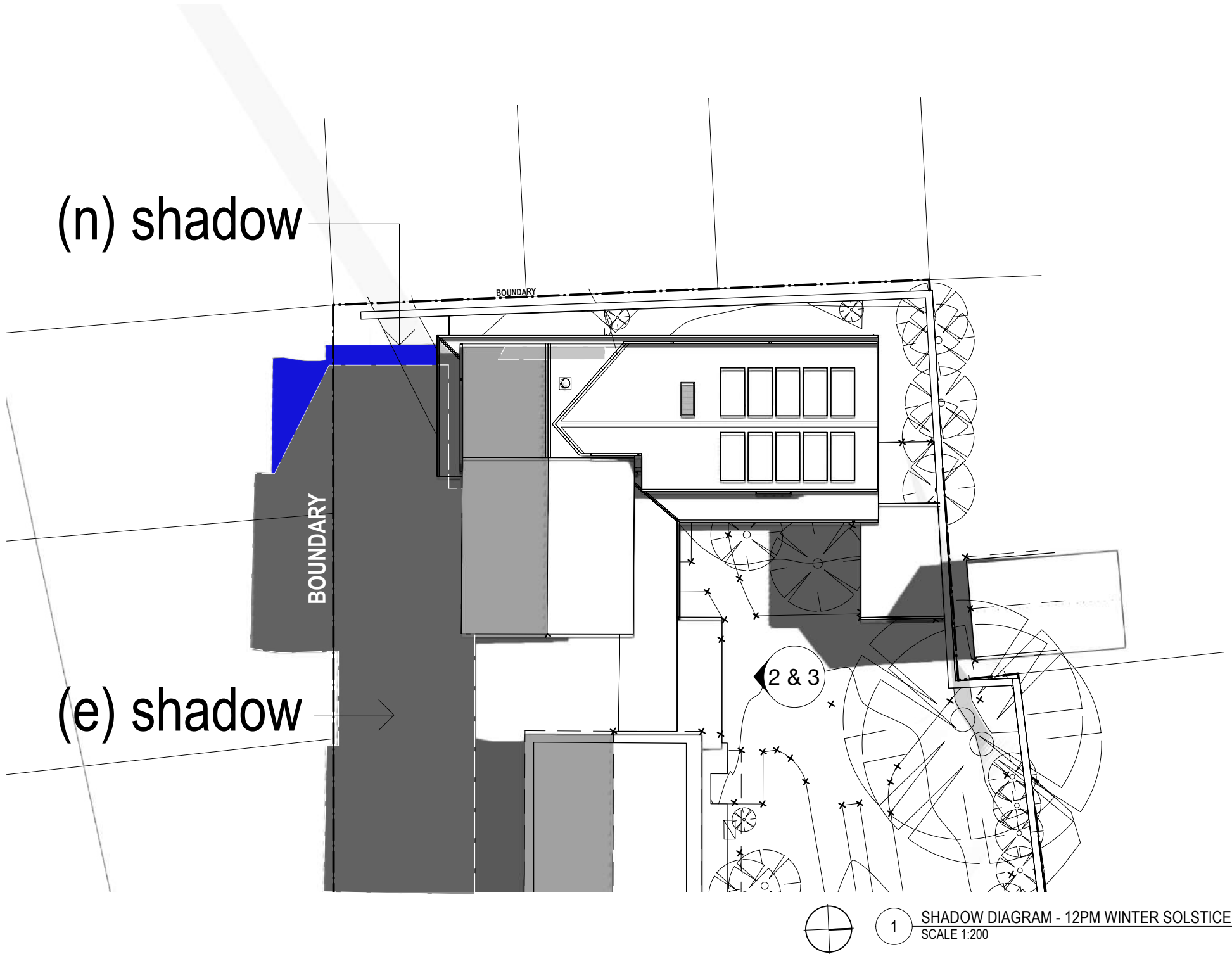
2502.1 SK01 A
1:100& 1:200 @ A3 MARCH 2025



LEGEND

new shadow

existing shadow



DEVELOPMENT APPLICATION

SHADOW DIAGRAM - 12PM WINTER SOLSTICE

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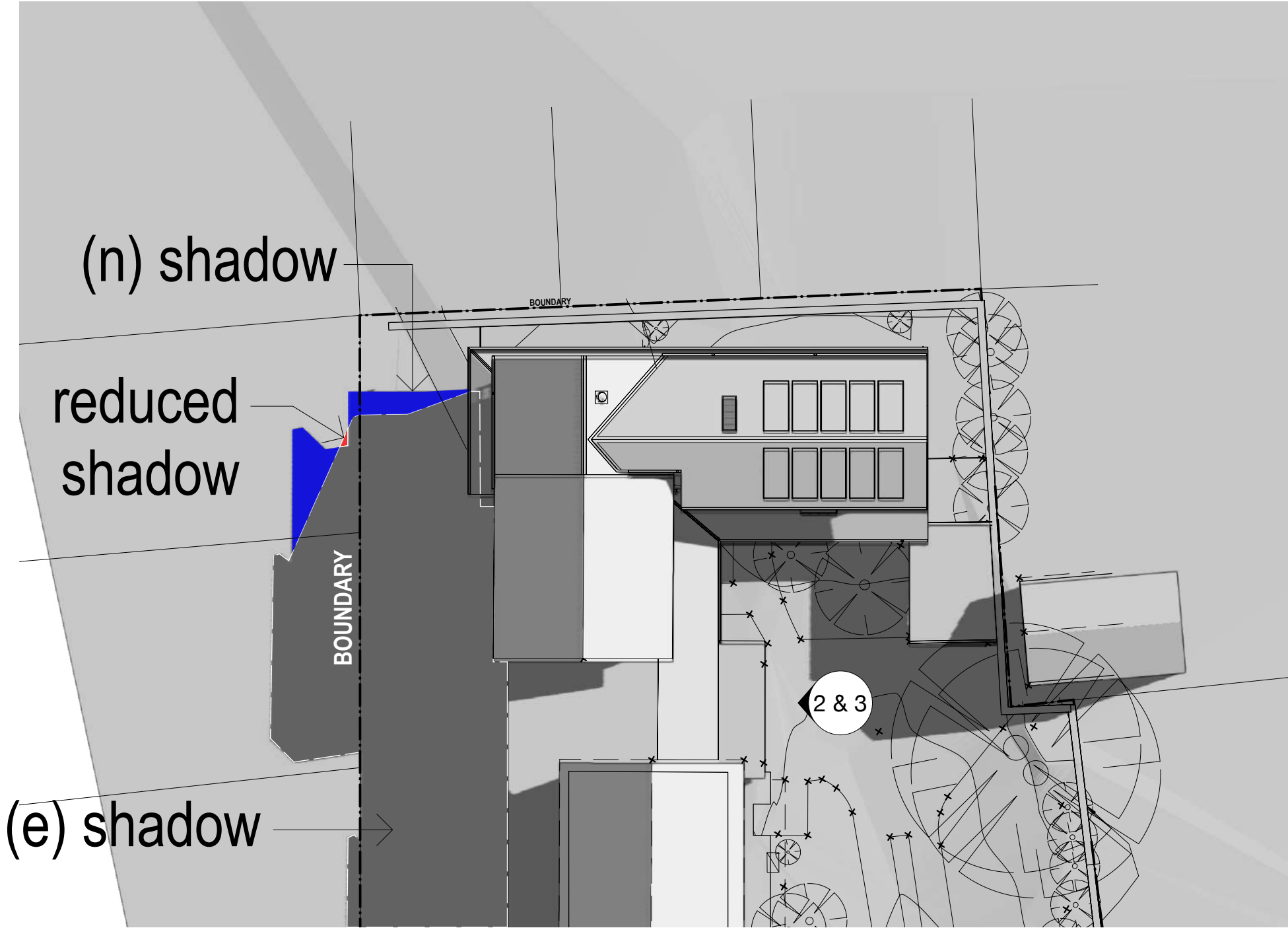
FIRST FLOOR ADDITION
1/54 KILBRIDE STREET HURLSTONE PARK

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1:100& 1:200 @ A3 MARCH 2025

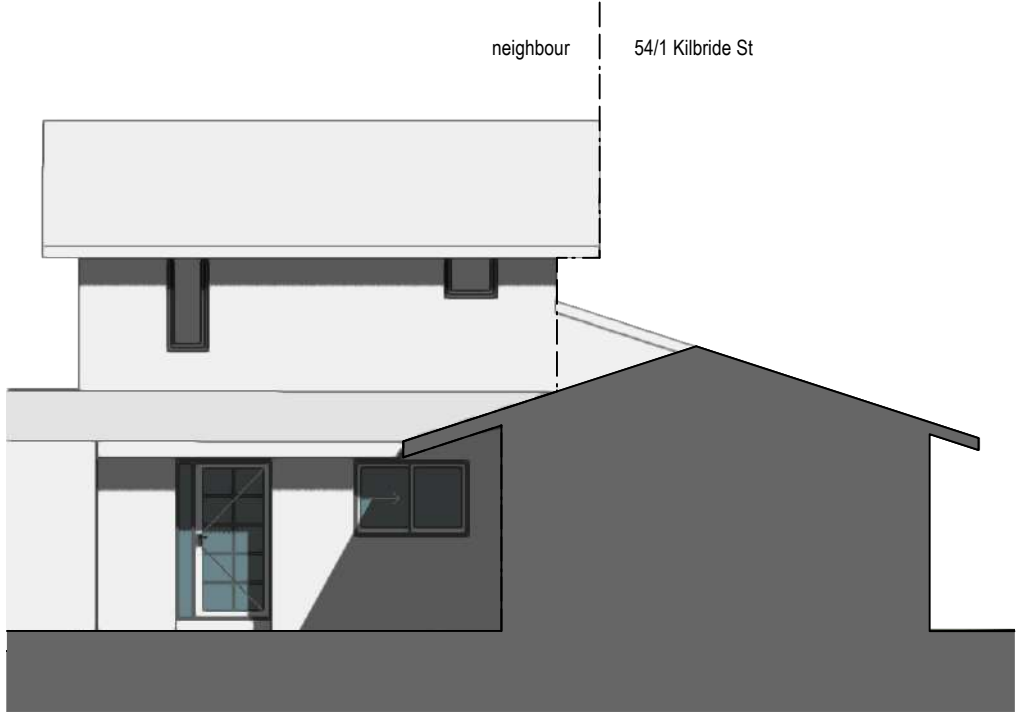
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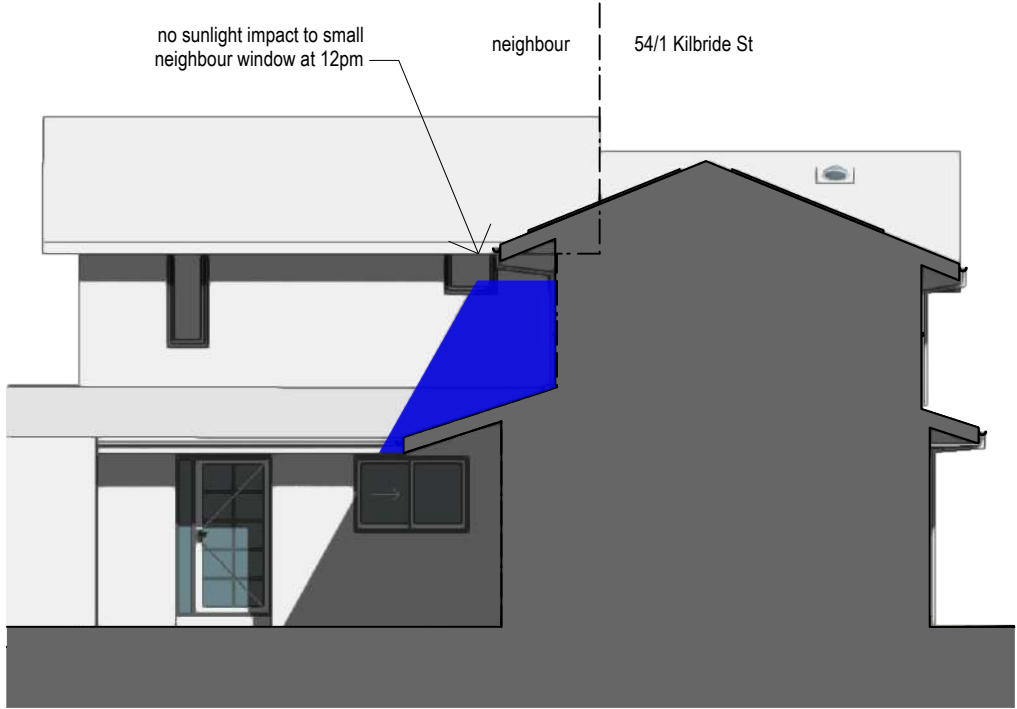
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1 SHADOW DIAGRAM - 1PM WINTER SOLSTICE
SCALE 1:200



2 NORTH ELEVATION - 1PM WINTER SOLSTICE (e)
SCALE 1:100



3 NORTH ELEVATION - 1PM WINTER SOLSTICE (n)
SCALE 1:100

DEVELOPMENT APPLICATION

SHADOW DIAGRAM - 1PM WINTER SOLSTICE

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FIRST FLOOR ADDITION
1/54 KILBRIDE STREET HURLSTONE PARK

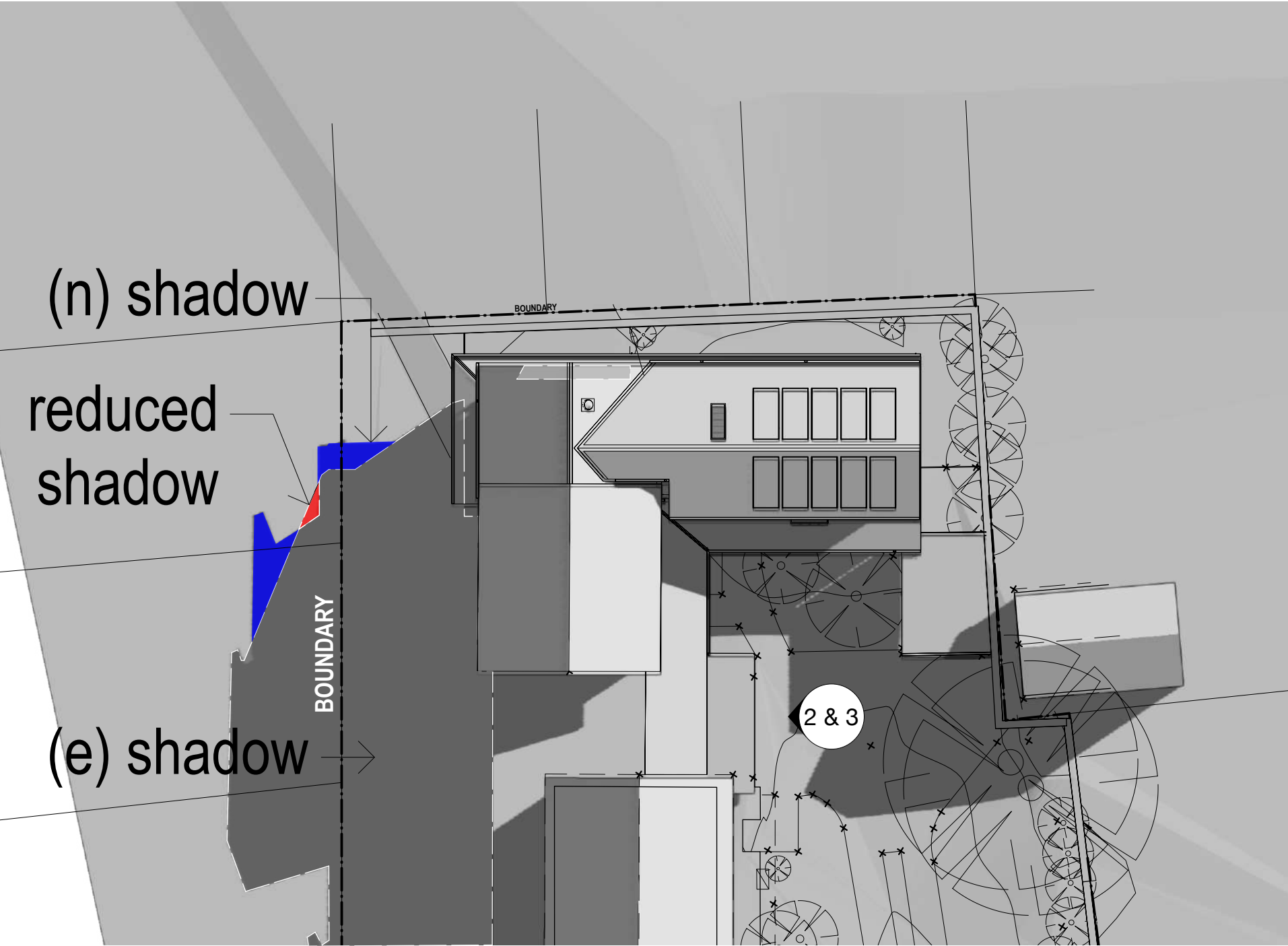
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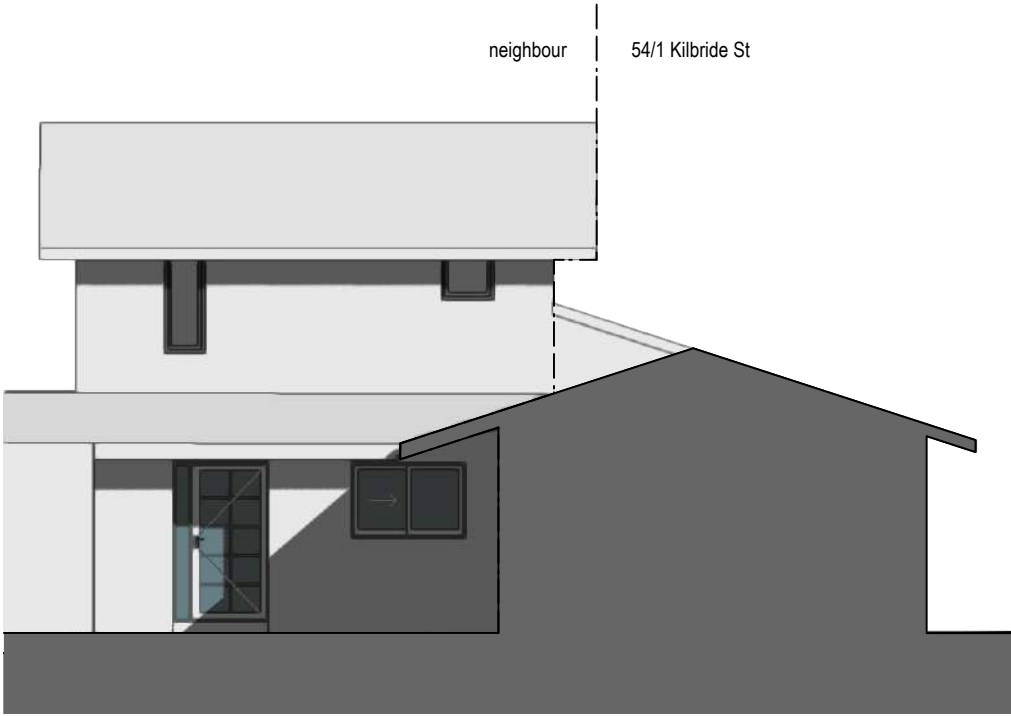
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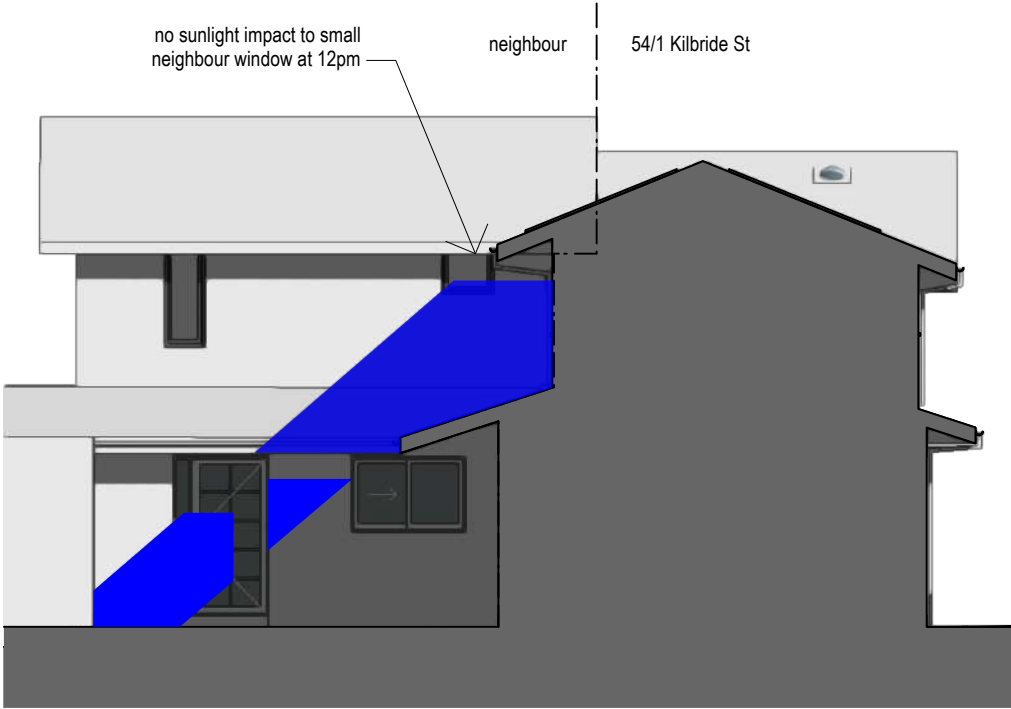
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1 SHADOW DIAGRAM - 2PM WINTER SOLSTICE
SCALE 1:200



2 NORTH ELEVATION - 2PM WINTER SOLSTICE (e)
SCALE 1:100



3 NORTH ELEVATION - 2PM WINTER SOLSTICE (n)
SCALE 1:100

DEVELOPMENT APPLICATION

SHADOW DIAGRAM - 2PM WINTER SOLSTICE

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FIRST FLOOR ADDITION
1/54 KILBRIDE STREET HURLSTONE PARK

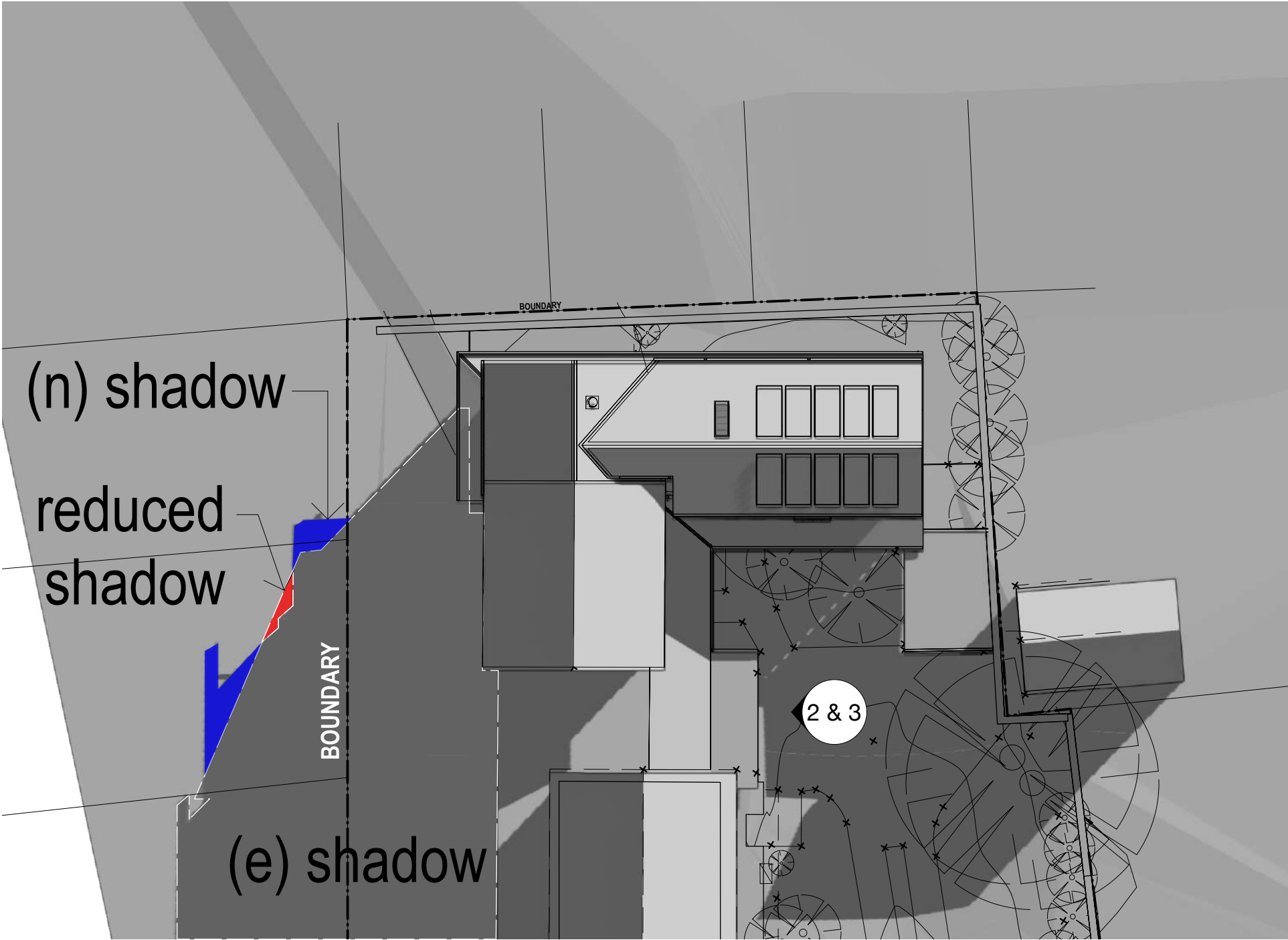
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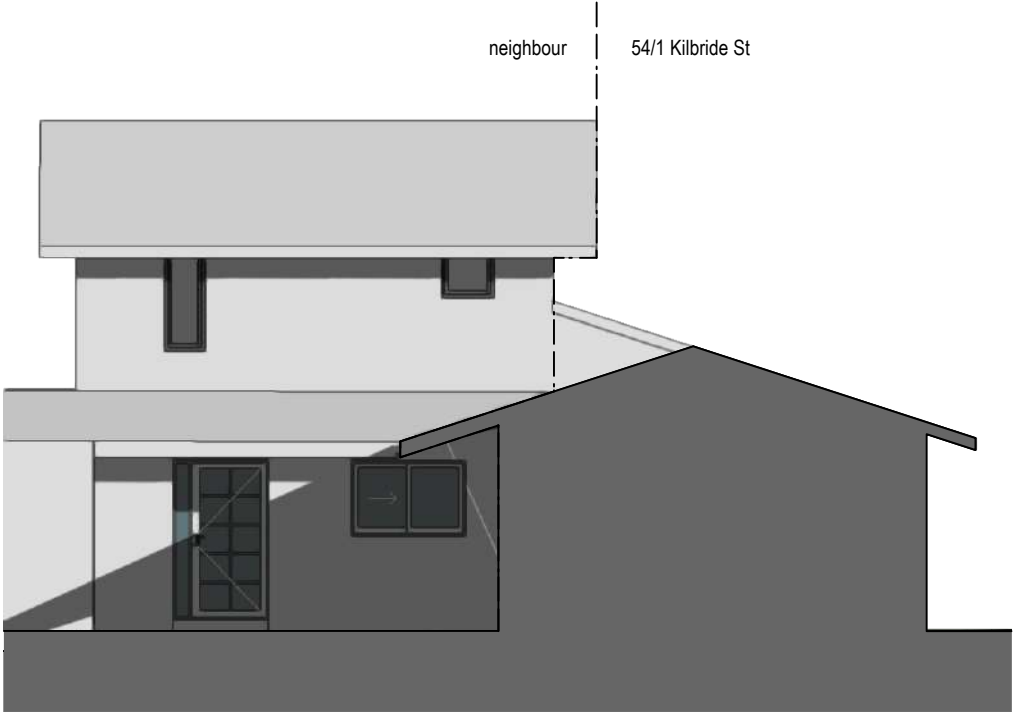
LEGEND

new shadow

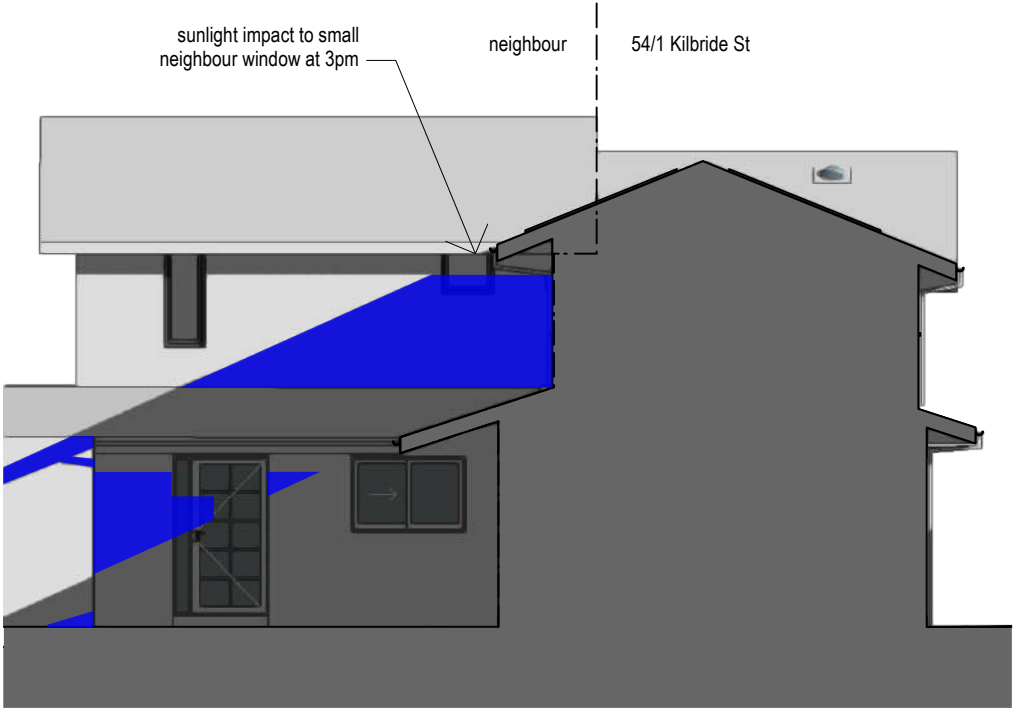
existing shadow



1 SHADOW DIAGRAM - 3PM WINTER SOLSTICE
SCALE 1:200



2 NORTH ELEVATION - 3PM WINTER SOLSTICE (e)
SCALE 1:100



3 NORTH ELEVATION - 3PM WINTER SOLSTICE (n)
SCALE 1:100

DEVELOPMENT APPLICATION

SHADOW DIAGRAM - 3PM WINTER SOLSTICE

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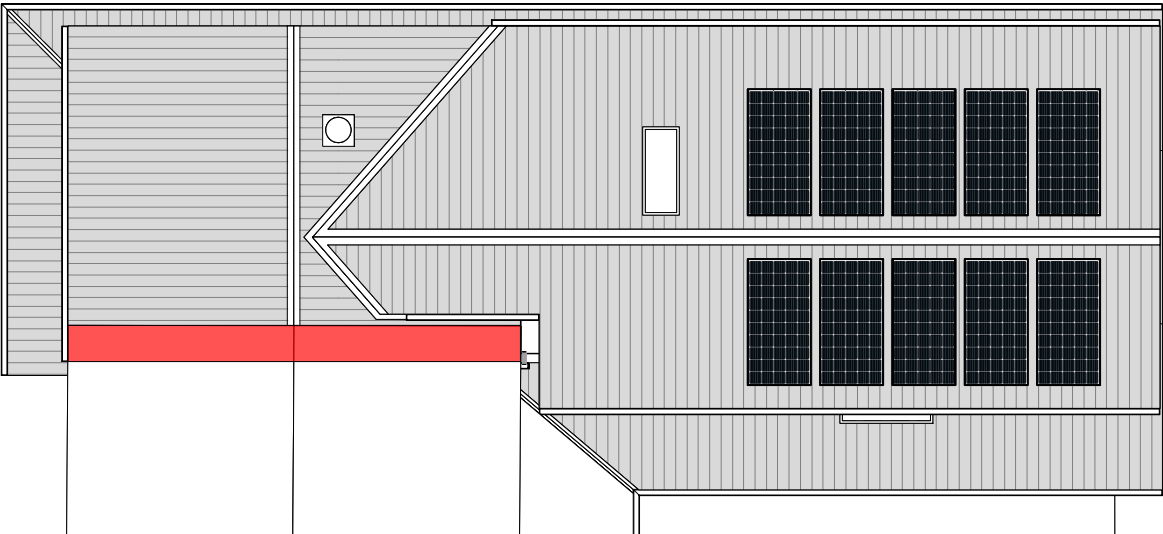
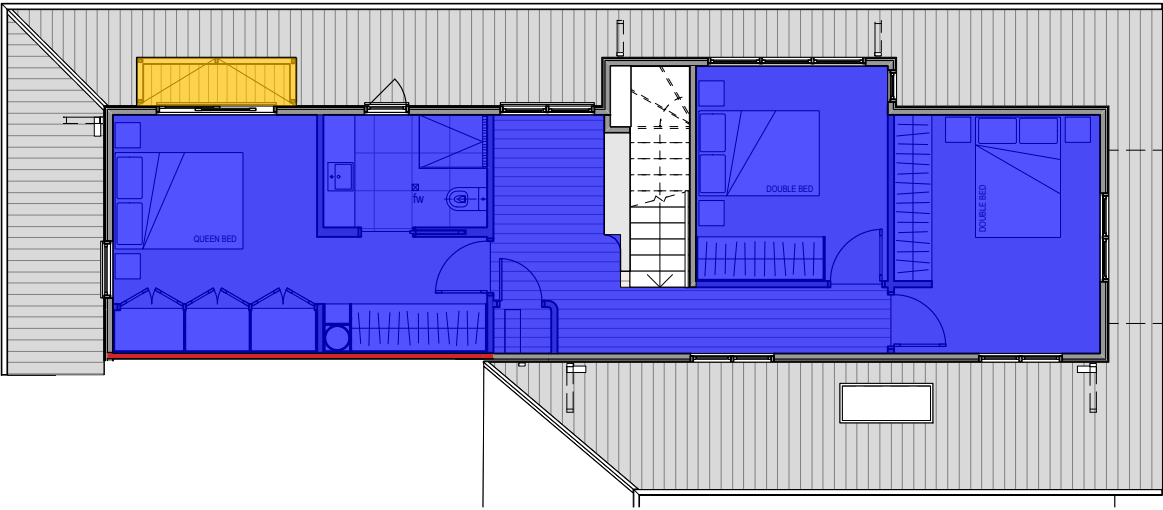
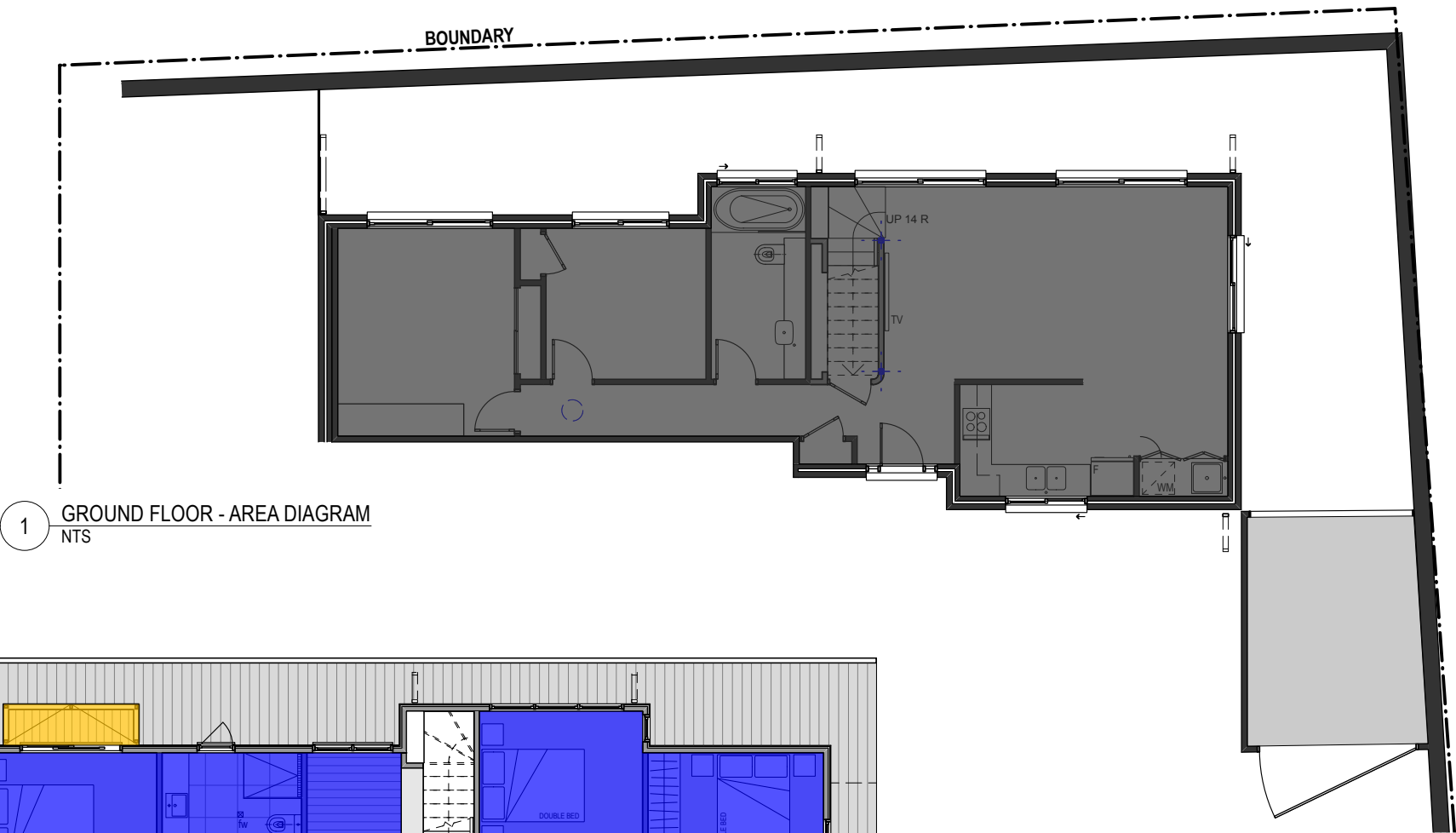
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FIRST FLOOR ADDITION
1/54 KILBRIDE STREET HURLSTONE PARK

2502.1 SK05 A
1:100& 1:200 @ A3 MARCH 2025

area calculations

GROUND FLOOR (e)	78.8 sqm
GARAGE (e)	13.8sqm
FIRST FLOOR (n)	57.9 sqm
neighbour roof overhang (e)	4.13 sqm
first floor balcony (n)	1.94 sqm



DEVELOPMENT APPLICATION

AREA CALCULATIONS

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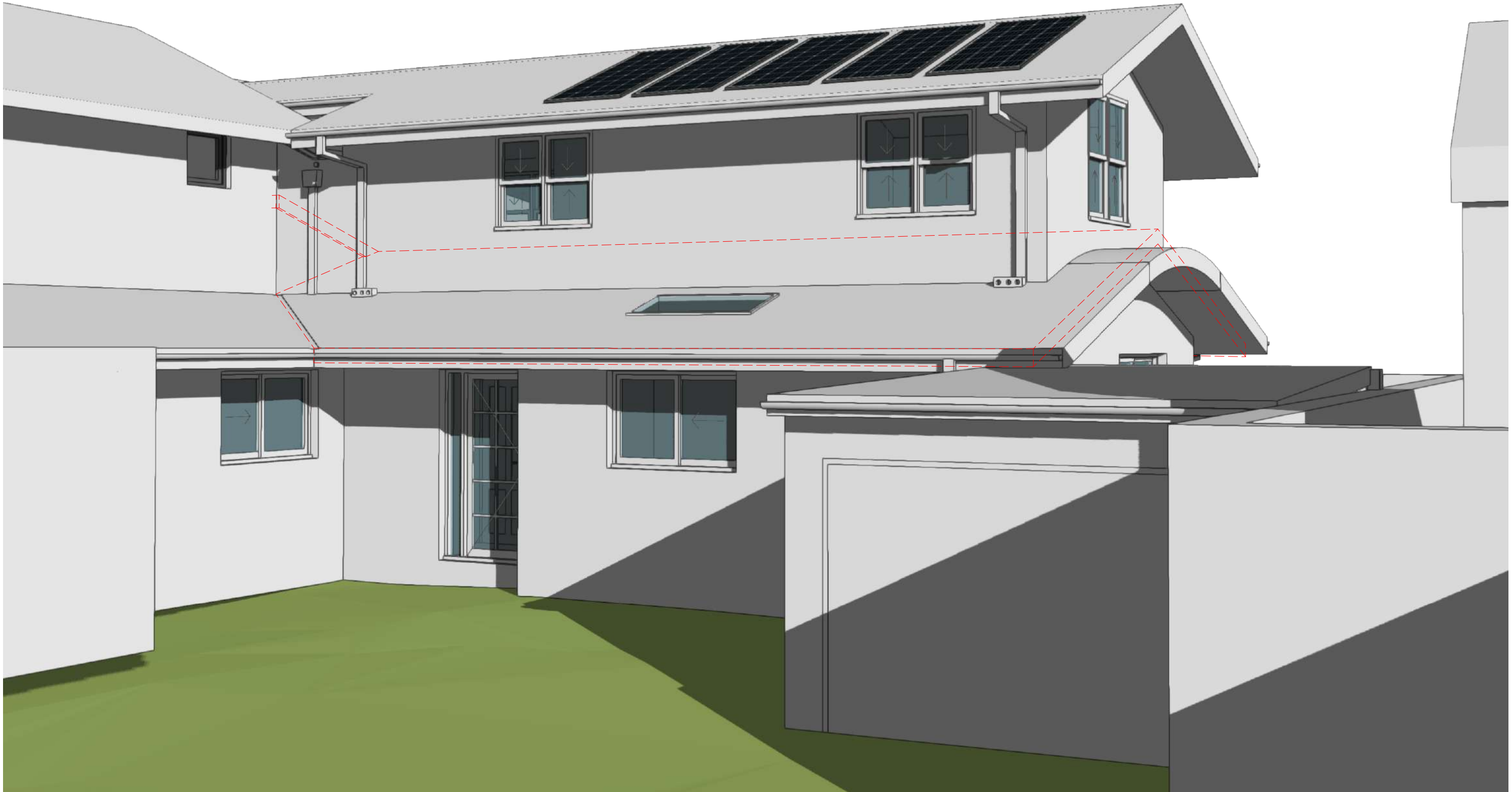
FIRST FLOOR ADDITION
1/54 KILBRIDE STREET HURLSTONE PARK

2502.1
NTS @ A3

SK06 A
MARCH 2025

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0 1:100 5m
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DEVELOPMENT APPLICATION

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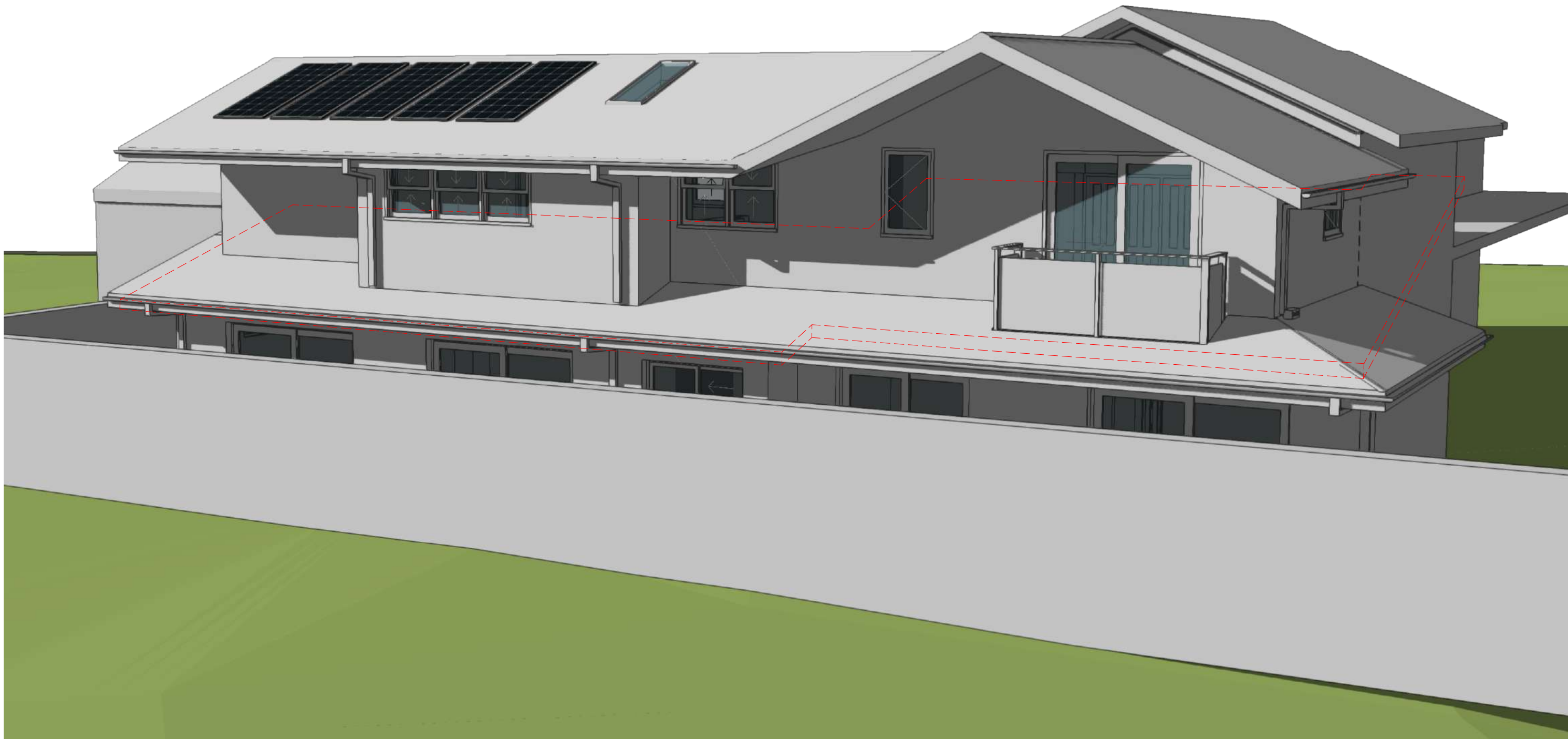
FIRST FLOOR ADDITION
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2502.1
NTS @ A3

SK07 A
MARCH 2025

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PERSPECTIVE B

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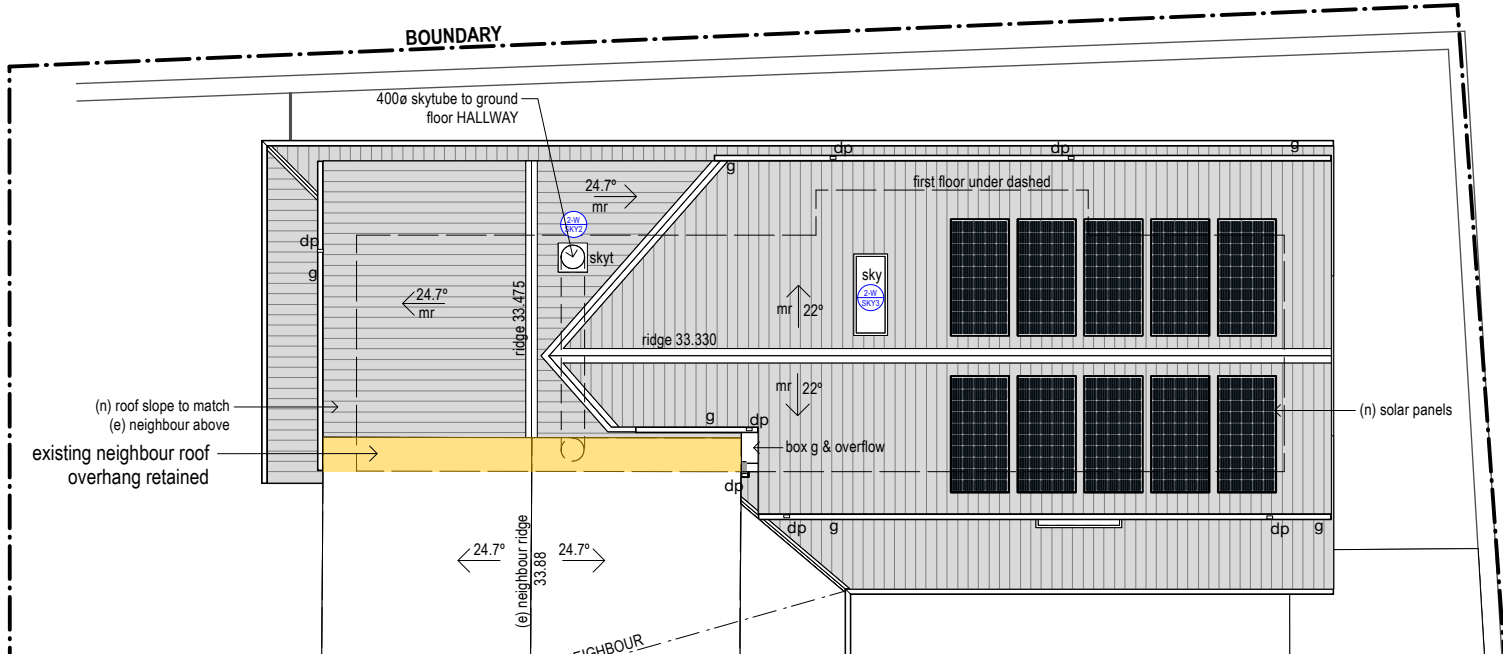
FIRST FLOOR ADDITION
1/54 KILBRIDE STREET HURLSTONE PARK

2502.1
NTS @ A3

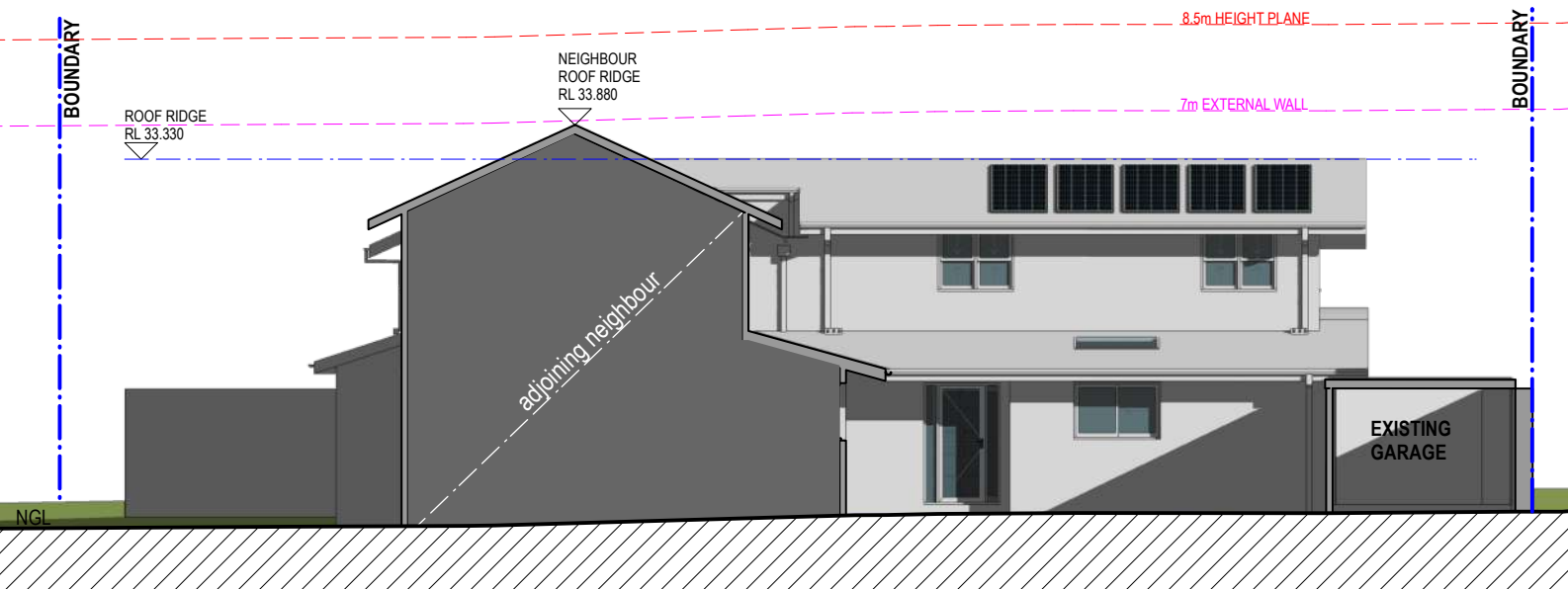
SK08 A
MARCH 2025

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1 FIRST FLOOR PLAN
NTS



2 FRONT ELEVATION
NTS



3 VIEW1 - REAR
NTS



4 VIEW2 - ENTRY
NTS

NOTIFICATION PLAN DEVELOPMENT APPLICATION

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2023/10/17 20:42:49 - 10/17/2023

FIRST FLOOR ADDITION
1/54 KILBRIDE STREET
HURLSTONE PARK

2502.1
NTS @ A4

SK10
MARCH 2025

A

APPENDIX 2

BUILDING APPROVAL

MUNICIPALITY OF CANTERBURY

Health and Building Inspectors'
Office Hours: 9 a.m. to 1 p.m.
Monday to Friday

Council Chambers
137 Beamish Street
Campsie, N.S.W. 2194
Phone: 78-3401 (5 lines)
789-2333 (5 lines)

Date 16th November, 1979.

COLSTAN DEVELOPMENTS,

20 GARY ST.,

CASTLE HILL. 2154

Application No.

1246/79

Dear Sir/Madam,

Your application submitted for approval for the construction of a building on
Site, Canterbury, being Lot 77 & 78 of the ...
for

has been considered, and in accordance with the provisions of the Local Government Act and Ordinances thereunder, you are hereby notified that approval is given to your plans and specifications, subject to:-

1. 48 hours' notice in writing to be given to the effect that:-
 - (a) Trenches for footings are ready for inspection.
 - (b) Foundations and dampcourses are ready for inspection.
 - (c) Drains are laid and are ready for inspection.
 - (d) The framework of the building is completed and ready for inspection.
 - (e) The building is completed and ready for inspection.
2. The work generally being completed in accordance with Ordinance 70 of the Local Government Act, 1919, and other Ordinances thereunder, and subject to the following amendments:-
 3. ✓ All work and materials being directed as follows:-
 4. ✓ The construction of the building being at the ...
 5. ✓ The construction being completed in accordance with the ...
 6. ✓ The construction being completed in accordance with the ...
 7. ✓ The construction being completed in accordance with the ...
 8. ✓ The construction being completed in accordance with the ...
 9. ✓ The construction being completed in accordance with the ...
 10. ✓ The construction being completed in accordance with the ...
 11. ✓ The construction being completed in accordance with the ...
 12. ✓ The construction being completed in accordance with the ...
 13. ✓ The construction being completed in accordance with the ...
 14. ✓ The construction being completed in accordance with the ...
 15. ✓ The construction being completed in accordance with the ...

MUNICIPAL HEALTH SURVEYOR

TOWN CLERK

CANTERBURY MUNICIPAL COUNCIL

BUILDING APPLICATION NO: 1245/73

DATE: 10th November, 1973.

APPLICANT: NEW STATE DEVELOPMENTS

LOCATION: 10 Wilford St., Canterbury

PAGE 2

16. All power and telephone lines being provided underground and no aerial cables being permitted.
17. The materials, size height and design of all fences, including front, side and rear fences being furnished and approved prior to that stage of work being commenced.
18. All vertical plumbing other than roofwater heads and downpipes being concealed within the brickwork of the building.