

HERITAGE IMPACT STATEMENT

Proposed Alterations and Additions to existing terrace at

No. 33 Third Street, Ashbury NSW 2193

Prepared for:

Josh and Sean Szeps

33 Third Street Ashbury NSW 2193

Prepared by:

Scott Weston Architecture Design PL (A.B.N 81 079 898 696)

Statutory Instruments:

Canterbury-Bankstown Local Environmental Plan 2023;

Canterbury-Bankstown Development Control Plan 2023, Chapter 4 (Heritage);

Character Statement - Ashbury Heritage Conservation Area

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scott weston architecture design pl

po box 160 enmore nsw 2042

T/F +61 2 9590 8874

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1.0 INTRODUCTION

This Heritage Impact Statement (HIS) has been prepared to accompany a Development Application for alterations and additions to the dwelling at 33 Third Street, Ashbury NSW 2193. The site is located within the Ashbury Heritage Conservation Area (HCA) and is zoned R2 Low Density Residential under the Canterbury-Bankstown Local Environmental Plan 2023 (LEP 2023).

Heritage conservation areas, including the Ashbury HCA, are protected under Clause 5.10 (Heritage conservation) of the LEP 2023. This report responds to the heritage provisions of the Canterbury-Bankstown Development Control Plan 2023 (DCP 2023), specifically Chapter 4 - Heritage, comprising Chapter 4.1 (Introduction), Chapter 4.2 (Heritage Items), Chapter 4.3 (Heritage Conservation Areas) and Chapter 4.4 (Development in the Vicinity of Places of Heritage Significance). It is further informed by Council's adopted Character Statement - Ashbury Heritage Conservation Area, a supporting document to Chapter 4.3 that describes the significance and predominant built form characteristics of the HCA.

The assessment has been prepared with reference to the architectural drawing set prepared by Scott Weston Architecture Design (Revised DA Submission, dated 7 August 2026, drawing nos. A01-A26), comprising existing floor and roof plans, existing and proposed elevations and cross-sections, a demolition plan, a proposed landscape plan, and shadow diagrams for the equinoxes and solstice.

2.0 SITE IDENTIFICATION

Address	33 Third Street, Ashbury NSW 2193
Lot / DP	Lot 1 DP124 127
Site area	487.7 m ² (per survey)
Local Government Area	City of Canterbury-Bankstown
Zoning	R2 Low Density Residential (LEP 2023)
Heritage status	Not an individually listed heritage item. Located within the Ashbury Heritage Conservation Area, listed under Schedule 5 (Environmental Heritage) of the LEP 2023, which comprises the whole suburb of Ashbury and part of Croydon Park.

Table 1: Site Identification

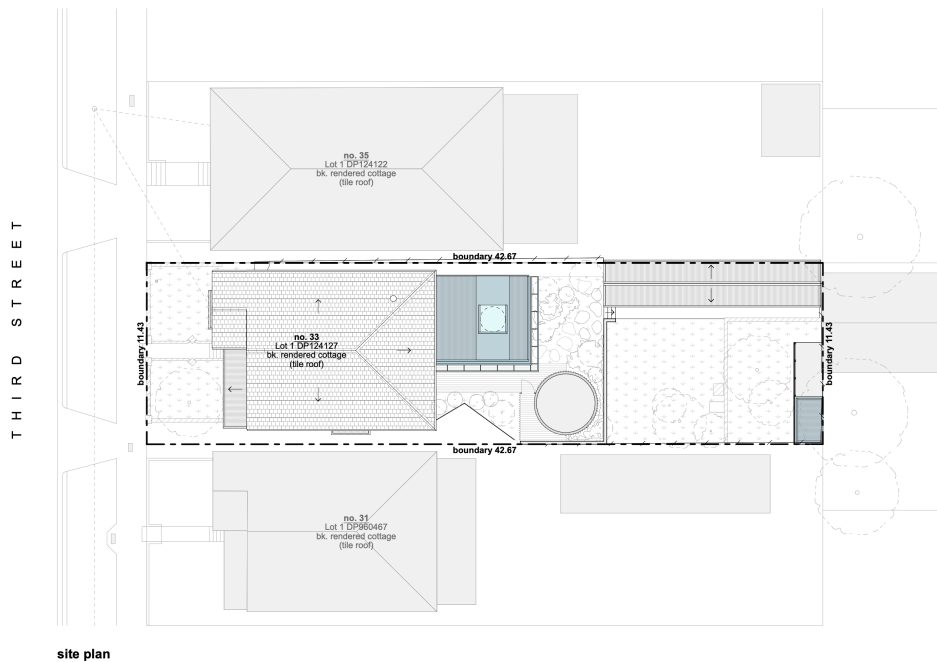


FIGURE 1: Location Plan of Subject Site - 33 Third Street, Ashbury NSW 2193

3.0 DESCRIPTION OF THE SITE AND ITS SETTING

The site contains a single-storey dwelling of face and rendered brick construction beneath a hipped and gabled tiled roof, with a ridge height of RL 31.19 (approximately 5.6m above the original ground floor level of RL 25.61). The dwelling addresses Third Street directly, with a front verandah defined by square timber posts and a simple balustrade sheltering a bank of timber-framed windows — the principal contributory element of the property's street presentation.

A driveway and hardstand carport occupy part of the site's western side, with a breezeway connecting to a detached secondary dwelling ("granny flat") toward the rear of the site. A rear addition and sunroom, understood to be later, non-original additions, extend behind the original bungalow footprint.

The surrounding streetscape is characterised by consistent single-storey brick dwellings of Federation and Inter-War character, set behind front gardens with established street tree planting. The immediately adjoining properties at No. 31 and No. 35 Third Street are both identified on the survey/drawing set as brick rendered cottages with tile roofs, consistent with the predominant character of the HCA.

Site and streetscape photographs

The following photographs should be taken during a current site inspection and inserted below to support this statement, consistent with Council's requirement that a Heritage Impact Statement include a photographic record of the site and its setting.



Photograph 1: Street (South) Elevation: full frontage, taken from Third Street



Photograph 2: Front Verandah and Entry Detail

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Source: Google Maps
Photograph 3: Streetscape View Looking East Along Third Street



Source: Google Maps
Photograph 4: Streetscape View Looking West Along Third Street

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Photograph 5: Adjoining Property No. 31 Third Street



Photograph 6: Adjoining Property No. 35 Third Street

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Photograph 7: Existing Rear Yard: showing carport, shed and sunroom proposed for demolition

4.0 HISTORICAL CONTEXT – ASHBURY HERITAGE CONSERVATION AREA

The Ashbury Heritage Conservation Area comprises the whole suburb of Ashbury together with part of Croydon Park, listed under Schedule 5 of the LEP 2023 and described in Council's Character Statement, Ashbury Heritage Conservation Area (a supporting document to DCP 2023 Chapter 4.3). Ashbury is a predominantly residential area developed largely between 1912 and 1940, with the majority of development occurring during the Inter-War period, particularly the building boom of the 1920s. The heritage significance of the HCA derives principally from the collective, largely intact character of its streetscapes, consistent building scale, setbacks, roof forms and materials, rather than from any single landmark building.

The subject dwelling, with its face brick construction, gable-fronted tiled roof and timber-posted front verandah, is representative of this Federation/Inter-War character and reads as a contributory element within the Third Street streetscape, consistent with the predominant characteristics described in the Character Statement.

5.0 CONDITION AND INTEGRITY

Based on the existing drawing set, the dwelling retains its original street-fronting form, roof profile, ridge and verandah substantially intact, this fabric represents the principal contributory element of the property. The rear of the site has been altered progressively over time through the addition of a sunroom, an external laundry/kitchen wall, a hardstand

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carport with roller door, and a freestanding shed, none of which read as original or significant fabric.

On this basis, the integrity of the dwelling viewed from the public domain is high, while integrity toward the rear yard low, reflecting successive utilitarian additions of no heritage value.

6.0 STATEMENT OF SIGNIFICANCE

33 Third Street is not an individually listed heritage item. Its heritage value derives from its contribution to the Ashbury Heritage Conservation Area, as a representative and largely intact example of the Federation/Inter-War bungalow form that defines the Third Street streetscape, retaining its original roof form, gable, front verandah and face brick construction to the primary south elevation. This street presentation, together with the dwelling's scale, form and setback, constitutes the principal element of the site's contributory significance, consistent with the predominant characteristics identified in the Character Statement Ashbury Heritage Conservation Area. The later rear-yard structures carport, shed, sunroom and granny flat do not contribute to this significance.

7.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal comprises alterations and additions to the existing dwelling, summarised as follows:

- Demolition of the rear sunroom, external laundry/kitchen wall, hardstand carport and roller door, freestanding shed, and sections of concrete paving; a portion of the existing brickwork retaining wall is retained.
- Construction of a single-storey rear addition of 36.37m² GFA, accommodating a pantry, laundry and kitchen.
- A new in-ground pool and timber deck within the rear yard, together with new retaining walls to accommodate the level change to the neighbouring property.
- New landscaping, including a new concrete pathway and timber paling boundary fencing; relocation of the existing hot water unit.
- No works are proposed to the front setback or the existing south street elevation.
- No works are proposed to the existing detached secondary dwelling (granny flat), which is retained unaltered.
- The overall building footprint increases from an existing total GFA of 154.3m² (main house 123.49m², granny flat 30.8m²) to a proposed total of 168m² (reconfigured main house 101.27m², rear addition 36.37m², granny flat unchanged at 30.8m²).

Key design responses

- The new addition is set behind the original dwelling and is single storey, with a flat parapet at RL 28.50 approximately 2.7m below the original ridge (RL 31.19) reading as a clearly subordinate, recessive form relative to the original roof.
- The western wall of the addition aligns with the existing cottage wall, so the addition does not widen the building envelope beyond the existing building line.
- The existing roof is cut only at the rear junction with the new addition, an area of later, non-original fabric not visible from Third Street.
- Contemporary materials glazed sliding doors and a distinct shingled/battened cladding visually distinguish the new work from the original face brick and tiled roof, consistent with the principle that additions should be sympathetic but not an imitation of original fabric.

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8.0 SUPPORTING PLANS AND DIAGRAMS

The following plans and diagrams, from the Scott Weston Architecture Design DA drawing set (dwg. nos. A03–A26, dated 7 August 2026), illustrate the existing and proposed built form.

Existing and proposed site/floor plans

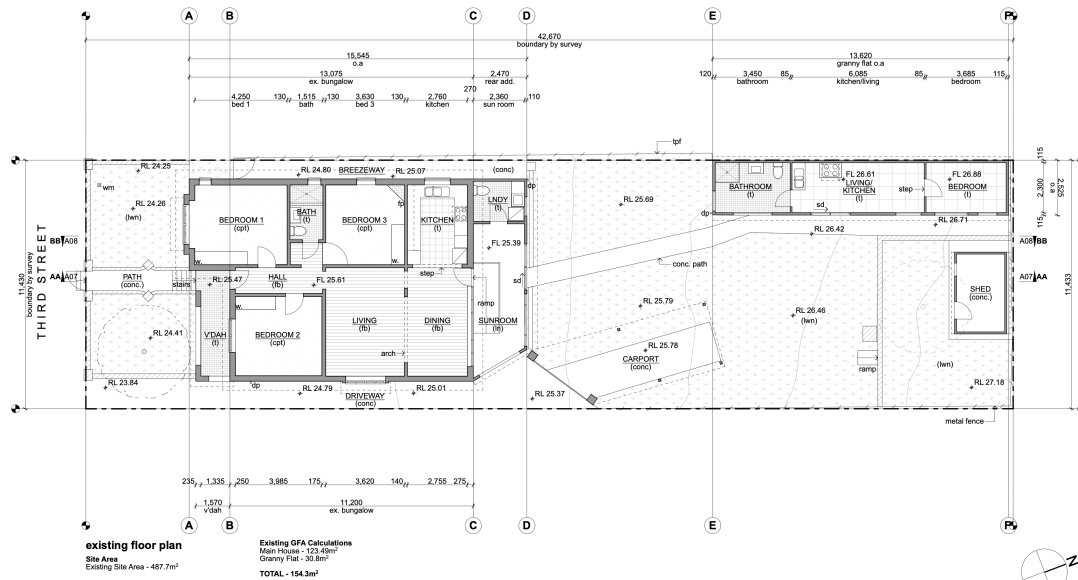


FIGURE 2: Existing Ground Floor Plan

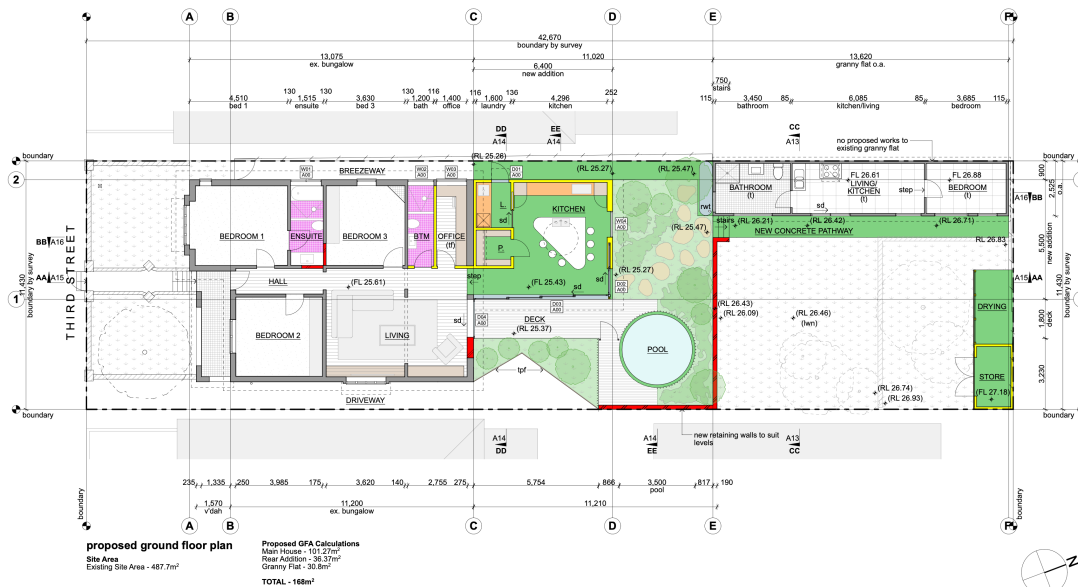


FIGURE 3: Proposed Ground Floor Plan

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Proposed Landscape Plan

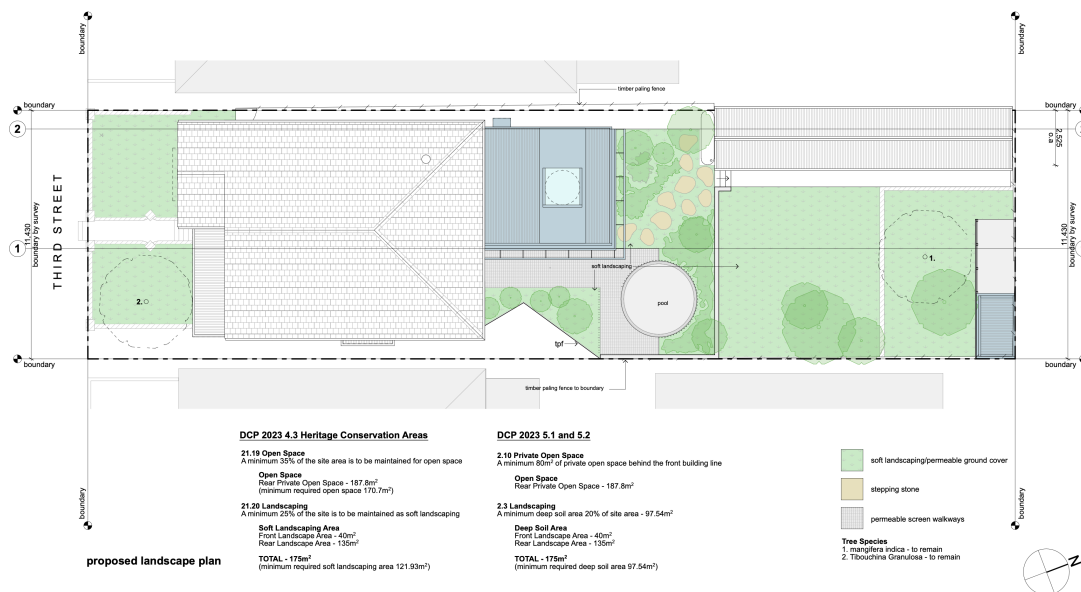


FIGURE 6: Proposed Landscape Plan: deep soil and private open space areas exceed DCP minimums; two established trees retained

Shadow Diagrams

Shadow diagrams were prepared for the equinoxes and winter solstice (21 March, 21 June, 21 September at 8am, 12pm and 4pm). An example is shown below; the remaining diagrams are part of the DA submission

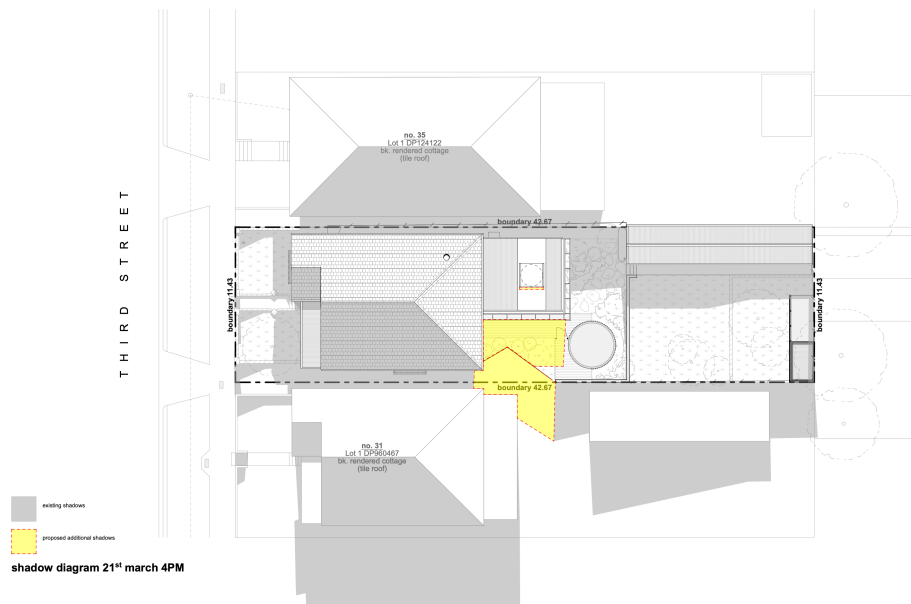


FIGURE 7: Shadow Diagram, 21 March 4pm: additional shadow (yellow) generated by the proposal falls within the subject site's own rear yard

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9.0 ASSESSMENT AGAINST DCP 2023 CHAPTER 4.3 DESIGN PRINCIPLES

The proposal has been assessed against the alterations and additions, materials, parking, landscaping and demolition principles of Chapter 4.3 (Heritage Conservation Areas) of the DCP 2023, read together with the Character Statement – Ashbury Heritage Conservation Area, as follows:

DCP 2023 Chapter 4.3 Principle	Proposed Response	Assessment
Retain or make minimal change to elements that contribute significantly to heritage significance	The principal street (south) elevation, verandah, gable roof form and ridge (RL 31.19) are unaltered. No works are proposed to the front setback.	Complies
Adapt or make greater change to elements that detract from or contribute little to significance	Later, non-original rear structures skillion carport and roller door, freestanding shed, sunroom and external laundry/kitchen wall - are removed.	Complies
New work should be distinguishable from old fabric; sympathetic but not an imitation	The addition is a single-storey, flat-parapet contemporary form (parapet RL 28.50) with sliding glazed doors and a distinct cladding, legible as new work against the original hipped/gabled roof.	Complies
Rear pavilion-style additions have the least visual/physical impact	The addition is a rear pavilion, set behind and below the original roof, with its western wall aligned to the existing cottage wall so the building envelope is not widened.	Complies
Conserve and match materials/finishes of significant fabric	No alterations are proposed to original fabric. Materials for the new addition should be confirmed on a finishes schedule prior to lodgement.	TBA
Garages/carports sited to side or rear, subservient, not in front setback	The existing hardstand carport is removed; no new garage or carport is proposed.	Complies
Retain contributory landscape elements; authentic materials for paths, fencing	Two established trees are retained. Deep soil area (175m ²) exceeds the 97.54m ² minimum; timber paling fencing is proposed to boundaries.	Complies
Demolition of fabric contributing to HCA significance to be avoided	Demolished elements are later, non-original, utilitarian structures that do not contribute to the heritage significance of the site.	Complies

Table 2: Assessment Against DCP 2023 Chapter 4.3 Design Principles

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10.0 HERITAGE IMPACT ASSESSMENT

Positive impacts

- Full retention of the principal street elevation, verandah and roof form maintains the site's contribution to the Ashbury HCA streetscape, with no visible change from Third Street.
- Removal of intrusive, non-original rear-yard structures (carport and roller door, shed, sunroom) improves the legibility of the original built form on the site.
- The new addition is sited, scaled and detailed to be recessive and subordinate to the original dwelling, and is not visible from the public domain.

Shadow diagrams prepared for the equinoxes and winter solstice (21 March, 21 June, 21 September, 8am/12pm/4pm) indicate that additional overshadowing generated by the proposal falls within the subject site's own rear yard and does not extend materially onto the neighbouring properties at No. 31 or No. 35 Third Street.

Negative or neutral impacts

- A modest increase in overall floor area 154.3m² to 168m² is proposed, entirely accommodated within a single-storey rear addition with no increase in building height beyond the existing ridge.
- Later, non-contributory rear fabric (sunroom, carport) is lost; this is assessed as a positive outcome, as this fabric holds no heritage value and its removal improves the site's presentation within the HCA.
- Overall, the proposal is assessed as having a minor and substantially positive impact on the heritage significance of the site and its contribution to the Ashbury Heritage Conservation Area, achieved by confining new work to a subordinate, screened rear addition while retaining the dwelling's contributory street presentation in its entirety.

11.0 ALTERNATIVES CONSIDERED

There were a few options considered during Concept Design and they were larger in scale and impacted significantly on the scale of the rear addition and subsequent construction cost. We all agreed that bigger isn't necessarily better and focused on reducing the building footprint to only the essential requirements needed for this family of four. It was a unanimous decision between Client and Architect that this modest rear, single-storey, compact addition of this kind is generally the lowest-impact option under Council's heritage guidelines, consistent with the principle that pavilion additions have the least physical and visual impact.

12.0 CONCLUSION AND RECOMMENDATION

The proposed alterations and additions retain and conserve all fabric that contributes to the heritage significance of 33 Third Street within the Ashbury Heritage Conservation Area. New work is confined to a single-storey, subordinate rear addition that is not visible from the public domain, while later non-contributory structures are removed. On this basis, the proposal is considered to satisfy the heritage design principles of Chapter 4.3 of the DCP 2023 and the Character Statement – Ashbury Heritage Conservation Area, and is recommended for support from a heritage perspective, subject to confirmation of external materials and finishes at Construction Certificate stage.

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