

NEIGHBOUR NOTIFICATION PLAN

Alterations and Additions | 33 Third Street, Ashbury NSW 2193

1. PROJECT DETAILS

Property Address	33 Third Street, Ashbury NSW 2193
Lot / DP	Lot 1 DP124127
Local Government Area	Canterbury-Bankstown Council
Zoning	R2 – Low Density Residential
Heritage	Ashbury Conservation Area – Wattle Hill Precinct (Local Significance)
Minimum Lot Size	460m ²
Site Area	487.7m ² (per Survey No. 66847001A)
Nature of Works	Alterations and Additions to existing dwelling
Architect	Scott Weston Architecture Design (SWAD)
Architect Address	360 Moore Park Road, Paddington NSW 2021
Architect Contact	T/F 02 9590 8874 www.swad.com.au
Applicant	Scott Weston
Plan Reference	A01 – Site Plan
Plan Date	7 August 2026
Scale	1:200 @ A3

2. EXISTING SITE CONDITIONS

Existing Dwelling	Brick rendered bungalow with tile roof (single storey)
Main House GFA	123.49m ²
Granny Flat GFA	30.8m ²
Total Existing GFA	154.3m ²
Allowable GFA (0.55:1 FSR)	268.24m ²
Remaining Buildable Area	113.94m ²
Boundary (Frontage)	11.43m (to Third Street)
Boundary (Depth)	42.67m
Floor Levels	FL 25.61 / FL 26.61 / FL 26.88

3. APPLICABLE DEVELOPMENT CONTROLS

Control	Requirement	Compliance
Max Building Height (LEP Cl. 3.8)	8.5m	3.5m
Max Storeys (DCP 21.1)	2 storeys maximum (residential zoned)	Compliant – existing is single storey

Floor Space Ratio (LEP Cl. 4.4)	0.55:1 (max 268.23m ²)	Existing: 154.3m ² (113.94m ² remaining)
Setbacks (DCP 21.6)	Min. 50% built to predominant building line	As existing
New Addition Setbacks (DCP 21.9)	On or behind predominant building line	As existing
Streetscape (DCP 21.13)	Maintain appearance of single storey from street	As existing
Driveway Width (DCP 21.15)	Max 2.7m at boundary	As existing
Front Fences (DCP 21.17)	Max 1.2m height; Timber preferred for sides	As existing
Open Space (DCP 21.19)	Min 35% of site (170.7m ²) as open space	187.8m ² open space
Landscape (DCP 21.20)	Min 25% (121.9m ²) as soft landscaping	175 m ² soft landscaping
Heritage (Ashbury CA)	Wattle Hill Precinct – Local significance; Maintain character	Subject to Heritage assessment
Min Lot Size (LEP)	460m ²	Compliant – Site: 487.7m ²

4. ADJOINING PROPERTIES TO BE NOTIFIED

In accordance with the Canterbury-Bankstown Development Control Plan 2023, the following adjoining and nearby property owners/occupiers are required to be notified of the proposed development application.

No.	Address	Lot / DP	Description	Relationship
1	31 Third Street, Ashbury NSW 2193	Lot 1 DP960467	Brick rendered cottage (tile roof)	Adjacent – eastern boundary
2	35 Third Street, Ashbury NSW 2193	Lot 1 DP124122	Brick rendered cottage (tile roof)	Adjacent – western boundary
3	Opposite properties, Third Street	Various	As per Council records	Opposite – across Third Street
4	Rear adjoining property (rear boundary)	As per Council records	As per Council records	Rear boundary

Note: Full list of properties to be notified should be confirmed with Canterbury-Bankstown Council. Council may require additional properties within the prescribed notification area (typically 25m radius or as directed by Council's notification policy).

5. NOTIFICATION PROCESS & REQUIREMENTS

Notification Period	A minimum 14-day notification period applies for neighbour notification under the Canterbury-Bankstown DCP 2023.
Method of Notification	Written notice (letter) to be sent to all adjoining and affected property owners and occupiers by the applicant or Council, as directed.
Documents to be Enclosed	Copy of the Development Application, plans and supporting documents (site plan, floor plans, elevations, Statement of Environmental Effects, Heritage Impact Statement).

Heritage Consideration	Given the site is within the Ashbury Conservation Area (Wattle Hill Precinct), a Heritage Impact Statement must accompany the DA. Council's Heritage Advisor may be consulted.
Council Exhibition	The DA will be publicly exhibited on Canterbury-Bankstown Council's DA Tracker website for the notification period.
Submissions	Neighbours and interested parties may lodge written submissions to Council within the notification period. Submissions should be addressed to the Development Assessment team.
Contact	Canterbury-Bankstown Council – Development Assessment PO Box 8, Bankstown NSW 2200 (02) 9707 9000 www.cbcity.nsw.gov.au

Heritage Conservation Area Notice

This property is located within the Ashbury Conservation Area (Wattle Hill Precinct), identified as being of Local Significance under the Canterbury-Bankstown Local Environmental Plan 2023. All proposed alterations and additions must be sympathetic to the heritage character of the streetscape, including the maintenance of the cottage appearance as viewed from Third Street. A Heritage Impact Statement prepared by a suitably qualified heritage consultant is required to accompany the Development Application.

6. CERTIFICATION

I, the undersigned, confirm that this Neighbour Notification Plan has been prepared in accordance with the requirements of the Canterbury-Bankstown Development Control Plan 2023 and the Environmental Planning and Assessment Act 1979 (as amended).

Applicant / Authorised Representative

Date



18 / 08 / 2026

Name: Scott Weston