

Environmental Impact Statement

PROJECT

Alterations and amendments
to the DA approved DA-1167-2020-A

SITE

18 Bonds Road Roselands NSW 2217

CLIENT

Farhan Nawar

LOCAL GOVERNMENT

Canterbury Bankstown Council

PREPARED BY

Design Solutions Studio

KOGARAH

Sydney NSW 2217

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DATE

April 22, 2023

Introduction

On behalf of our client of the project above, I hereby lodge a set of documentations inclusive of (section 4.55) application) and this Environmental Impact Statement for the construction of this DA approved dwelling.

The proposed alterations to the DA approved Dwelling consist of the following:

1. Proposed alterations to the DA approved external Drainage pit.
We are proposing to reverse the arrangements to the approved Drainage pit. The existing Drainage pit is situated within the subject property close to the property line which adjoins to 20 Bonds Road.
It is fitting to retain the existing Drainage pit and avoid the unnecessary labor. The submitted stormwater plan by KD Engineers and site analysis plan clearly illustrate the existing drainage pit. I have also included Stormwater plan for the subject property by JAS Engineers which dates back to 08 August, 2014. Please refer to plans for reference.
2. We are also proposing to remove the rear brick pier which supports the first-floor extension. Following the proposed removal of the rear brick pier, the first-floor extension is proposed to be structurally supported using the existing rear double brick wall of the living room on ground level and the existing Veranda side double brick wall on ground level using lvl's as per engineer's details.
Its proposed first-floor extension to be cantilevered.
3. The proposed modifications ensure the appropriate description of this application it is clearly indicated on every Title Block of the Architectural plans enclosed within this application 'Section 4.55'.

Justification

The proposed development has been designed to relate sympathetically to the topography, and to the scenic quality of the site and surrounds. This is due the design, setting and relationship to the adjoining properties.

Conclusion

The proposed development when completed will positively contribute to the existing built form of the locality

without compromising the amenity of adjoining properties, particularly in relation to visual and aural privacy.

We trust you find the above is satisfactory, however if you have any questions or need more information, please do not hesitate to contact the undersigned.

Yours faithfully,

Louie Obeid