

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

## **A. Site suitability**

The proposed site is located at No. 30 Fore Street, Canterbury. The site area is 404.7m<sup>2</sup>.

The proposed development is alterations and additions to the existing dwelling, including the 1st floor addition.

The proposal has been approved 20 July, 2022, the DA No. is DA-380/2022.

The modification to the approval plans is **to replace the existing external face brick walls, raise the proposed extension ground floor level to match the existing floor level. Relocate the window at study room.**

## **B. Reason of modification**

Because the existing external wall is unstable the structural engineer demanded that the external walls be replaced. It's not convenient to use if the multiple steps are provided on the same floor, also it creates a disproportionate height of the rear room space, so it is necessary to raise the proposed extension ground floor level to match the existing floor level.

The modification to existing development application still remains residential uses and keeps the building footprint. It will not substantially alter the nature of the original approval by council.

## **C. Compliance with Development Standard**

<b>Site calculation</b>	<b>Proposed</b>	<b>LEP &amp; DCP requirement</b>	<b>Comply with(Y/N)</b>
Site area	404.7m <sup>2</sup>		
Dwelling floor area	201.4m <sup>2</sup>	202.4m <sup>2</sup>	Yes
Floor space ratio	0.498:1	0.5:1	Yes
Front setback	Remain existing	5.5m	N/A
Side setback	Min. 1.115m	0.9m	Yes
Rear setback	17.155m	6m	Yes
Max. building height	8.095m	Max. 8.5m	Yes
Site coverage	48%	Max. 60%	Yes
Deep soil zone	27.8%	Min. 15%	Yes
Car space	2	2min.	Yes

It shall notes that the modification will remain approved building footprint, all setbacks, building height, site coverage, deep soil zone and landscaping area. The proposed modification is all complied with Canterbury-Bankstown council DCP and LEP except Chapter 5 Residential Accommodation 2.5 Height clause C1 (d) finished ground floor level.

## **D.Variation**

Canterbury-Bankstown DCP 2023 for 2.5 height clause C1 (d) finished ground floor level is not to exceed 1m above the natural ground level.

The proposed extension at ground floor level of the rear portion is above the natural ground level 1.2m which is not complied with council DCP requirement.

It shall note that is only small rear portion floor level is over 1m above natural ground level. Due to the reason of the modification, it is necessary to raise proposed extension ground floor level to match the existing floor level.

Whilst a small portion of the extension fails to comply with the clause C1 (d) requirement, it is considered that the relevant objectives of the control have been achieved. The proposal will not result in any unreasonable overshadowing to the internal living areas and principal private open spaces of the adjoining properties.

Overall, the proposal will be compatible with the design, height, bulk and scale of the existing development in the locality. Due to the proposed development will be no adverse impact on the adjoining property or surroundings. We require to a variation of the finished ground floor level.

## **E. Privacy, Views and Overshadowing**

The modification to the approved plans does not raise any issues concerning privacy, views or overshadowing to adjoining properties.

The proposed modification it is therefore considered not to interfere with existing or any future amenity of the neighbourhood.

## **F. Drainage and Flooding**

The modification will not change approved storm water drainage system. It will not adversely affect flooding to other land or adjoining road.

## **G. Access and traffic**

The modification will not affect existing entrance and driveway into the site. It will not involve any increase in the number of the car park on street. Thus the proposal will not affect street traffic.