

**STATEMENT OF**

**ENVIRONMENTAL EFFECTS**

**Section 4.55(1A)**

**Modification To Consent DA871/23**

PREPARED FOR:

JAMES CHAN AND NGAN HA

71

BEDFORD STREET

EARLWOOD NSW

AVEX BUILDING SERVICES

B U I L D I N G + D E S I G N

**Statement of Environmental Effects (SEE)**

**STATEMENT OF ENVIRONMENTAL EFFECTS PREPARED FOR:**

James Chan and Ngan Ha

# **PROJECT REFERENCE:** # CH02\_1

**PROJECT DESCRIPTION:**

Alterations and additions to existing dwelling

**ADDRESS:**

Lot 82, D.P 78121

71 Bedford Street

Earlwood NSW 2206

**PREPARED BY:**

Avex Building Services P/L ABN: 62 107 975 986

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**DATE:**

February 2024

**DOCUMENT HISTORY:**

Revision A

# 01

**Introduction & Project Overview**

## 1.1

### Introduction

This statement has been prepared in support of a Section 4.55(1A) application for the modification to the consents granted on 8th November 2023 for DA 871/2023. This consent relate to application for the “Demolition of the rear of the existing house and metal works and storage and alterations and additions including first floor extension to existing single storey dwelling”.

The approved drawings shows a hip roof construction on the second storey extension. We seek for a modification approval to change this to a gable end roof.

The reason to change the roof type is predominantly to maximise the amount of roof area suitable to install the maximum number of solar panels. The approved design does not facilitate this.

The new proposal is also aesthetically consistent with the existing building and also with the surrounding homes.

The proposal has taken into consideration the controls specified by the Canterbury Bankstown City Council (LEP) 2023 and the Canterbury Bankstown Development Control Plan (DCP) 2023.

This Statement of Environmental Effects establishes that the proposed works are compatible with the surrounding development and streetscape without unreasonable impacts on the amenity of neighbouring properties.

This statement should be read in conjunction with the amended drawings prepared by Avex Building Services P/L:

* DWG Sheet 1, 5, 6, 7, 8 Revision C dated 17/10/2023
* Figure 1 (above): Existing house, as taken from Bedford Street. (Source: Domain )

## 1.2

### Project Overview

The subject site is known as **Lot 82, D.P 78121, 71 Bedford Street Earlwood NSW**, and is located within the administrative boundaries of the Canterbury Bankstown City Council See Figure 3: aerial image below locating the subject lot in its surrounding context.

The 196.9 sqm rectangular lot has a street frontage of

6.095m, a length of 32.31m, and falls by approximately 0.8m from the front of the property to the rear along the length of the site.

The subject property houses an existing single-storey, freestanding brick dwelling with tile roof, constructed circa

1920. The two-bedroom residence is modest in size and in need of upgrade to accommodate the functional and storage needs of a family.

The building line of the existing dwelling is located approximately 4m from the front boundary and 5.1m from the street kerb.

Proposed works aim to retain the existing streetscape character of the dwelling, wherein the proposed two storey rear addition is not predominantly visible from the street and remains subservient to the existing facade.

A picture containing house, aerial photography, suburb, aerial

Description automatically generated

 Figure 2 : Aerial imagery of site location, shown outlined, and surrounding Earlwood neighbourhood (Source: SIX Maps, Spatial Services, NSW Department of Finance, Services and Innovation)

# 02

**Approved Proposal**

## 2.1

### Approved Works

The owners of 71 Bedford Street wish to reconfigure and extend the existing house to meet contemporary living standards.

The proposal aims to retain the original front brick portion of the dwelling and remove the non-sympathetic and degraded back rooms to make way for a two-storey addition to the rear of the lot.

An overview of the proposed works are outlined below:

**GROUND FLOOR**

* Replace existing dilapidated and non-functional windows with new aluminium windows
* refurbish the first room (bedroom 3),
* instate a new bathroom and laundry to the ground floor;
* create an open plan kitchen, dining, living area with good connection to the rear private open space.

**FIRST FLOOR**

* new first floor addition for new Master bedroom, Bedroom 2 and ensuites.

**EXTERNAL WORKS**

* landscaping works to the front and rear yard for improved amenity and indoor / outdoor living;
* replace existing timber picket fence with sliding aluminium fence.

 Figure 3 (top of page): Existing house, as seen from rear yard (Source: Domain).

# 03

**Conclusion**

## 5.0

### Conclusion

Section 4.55 (1A) of the Environmental Planning and Assessment Act 1979, requires a consent authority assessing a modification application to be satisfied that the development to which the consent as modified relates will be substantially the same development as the development for which the consent was originally granted.

The proposed modifications do not change or introduce an additional/distinct land use, the modifications do not materially alter the impacts of the approved development

and maintain the overall height, scale and form of the approved proposal. Accordingly, the proposal as modified will be substantially the same development and therefore as the environmental impacts of the modification are minimal, consent may be granted.

This modification of consent application has been assessed against the provisions of Section 4.15 and 4.55 of the Environmental Planning and Assessment Act 1979.

It is considered the modification application is consistent with section 4.55(1A) of the Act, as it will have minimal environmental impact and that the development remains substantially the same as that granted consent under DA 871/2023.