

Statement of Environmental Effects

Date | 29.02.24

(Modification to DA-241/2018) – 58 Tennent Parade Hurlstone NSW 2193

Attention: Jasmine Hamed
Planner | Canterbury Bankstown

This Statement is to be read in conjunction with the Architectural Plans Supplied by ERA, (Revision J – Dated 29.02.24) & the revised BASIX.

We are seeking to make a minor modification **S4.55 (1A)** to our Development Application at: 58 Tennent Parade Hurlstone NSW 2193, **DA-241/2018**

Section 96(1A) – Modifications involving minimal environmental impact - Minor amendments. There is no impact on privacy, height, overshadowing, etc., and notification is generally not required. These will require notification if the original application was notified.

The modification involves the enclosure of the existing 1st floor balcony. The requested changes are as follows;

1. First Floor (Main Dwelling):

Our clients would like to enclose the existing rear 1st floor balcony to Bedroom 4 (See figure 1) in lightweight cladding to match the original house. It will also have two new windows (W19 & W20).

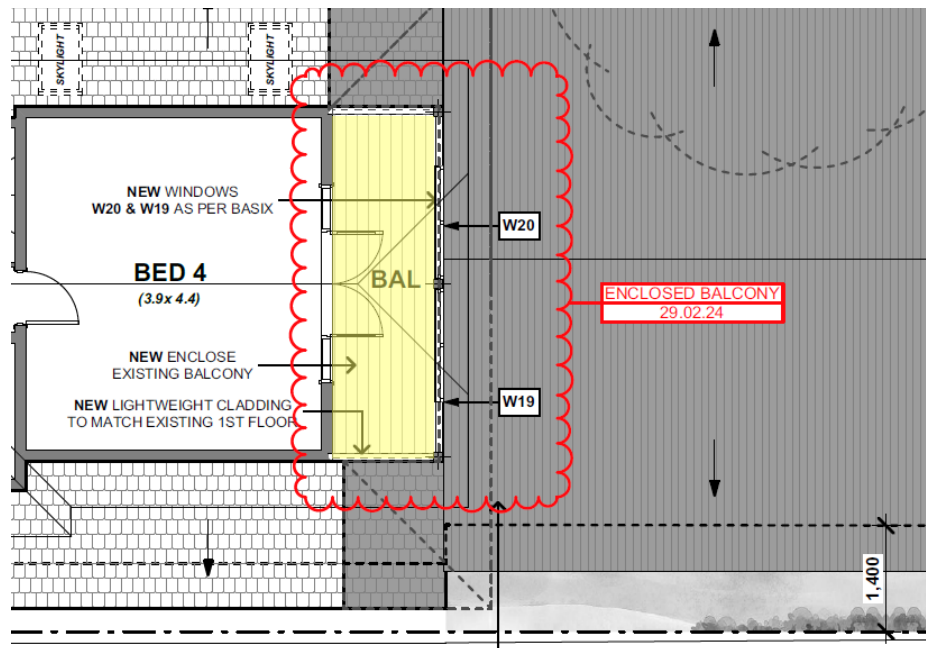


Figure 1. Architectural Drawings S4.55 – Rev J 29.02.24 – By ERA. Showing proposed enclosed balcony to rear 1st floor 'Bedroom 4'

The FSR has also been adjusted to accommodate the new additional area. (See figure 2) which outlines compliance with Canterbury-Bankstown LEP 2023

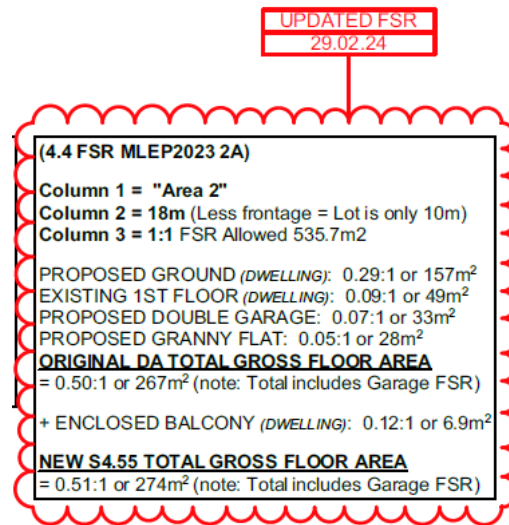


Figure 2. Architectural Drawings S4.55 – Rev J 29.02.24 – By ERA. Showing calculations of FSR

In conclusion, the development to which the consent as modified relates to is substantially the same development, as the development for which the consent was originally granted and given the changes outlined in this statement do not add to the footprint and minor in nature, it is satisfied that the proposed modifications would have little to no environmental impact or impact on the general amenities of the adjoining neighbours.

As a result, we trust council is understanding in approving this 4.55 (1A) modification application.

Thank you

[Signature]