
STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS

ADDRESS: 28 FOORD AVENUE HURLSTONE PARK NSW 2193

CLIENT: MS KOLENTSIS

DATE: 03/03/25



Residential & Commercial Design abn: 38 841 225 415

Address: PO Box 280 Marrickville NSW 1475 | p: +61412 840 507 | email: tom@mcad.net.au

1.0 Generally and Site Analysis

- The site is located at 28 Foord Avenue, Hurlstone Park, lot A, DP 439081.
- The zone is R3 Low density residential.
- There is an existing semi-detached single storey dwelling on the site.
- The proposed work includes the following:
 - Internal layout changes.
 - Rear alterations and additions to the existing dwelling including a feature skillion roof form over the living and dining area.
 - New modest patio to rear.
- The dwelling is not heritage listed and is not within a Heritage Conservation Area. As such a Heritage Impact Statement is not required.
- Reference is made to Canterbury-Bankstown City Council's Canterbury DCP 2023 and Council's LEP 2023 for these proposed works.
- This statement refers to architectural drawings numbered 2536-00 to 2536-06 along with documentation prepared by the required consultants.
- All work is to be carried out in accordance with the Building Code of Australia, National Code of Construction and Australian Standards.

2.0 Site and Context Suitability

- The site in its current form is suitable for this proposal. The floor level will remain the same as existing and the proposed work is not visible from the street.
- The rear of the current dwelling is in poor shape visually and structurally. The proposed changes will improve the aesthetics and functionality of the internal layout.

3.0 Present and Previous Uses

- The site and dwelling is used for residential purposes. This use is to remain.

4.0 Development Controls and Design Guidelines

- The proposed work will not detract from the grid pattern of Foord Avenue.
- The scale, massing, height and spacing of the proposed work suits the character of the area.
- The general appearance of proposed work including selection of materials will be in harmony with the existing dwelling and its current environment.
- Foord Avenue has various building typologies and there is currently construction activity occurring in close proximity.
- See below images showing an eclectic mix of development type in Foord Avenue.



- The overall height complies with council's maximum 8.5m limit and 7m wall height. Proposed overall height is 4.662m.
- The wall type along the side wall will change from brick to cladding. This change of material will help avoid a long same wall type as stated in the DCP part 3.7, C20.

-
- Setbacks comply with council's controls.

Front setback:

- N/A.

Side setback:

- Complies with the minimum 900mm detached side requirement. Proposed is 1.584m. The adjoining side will be extended by only 5.543m. Most of which is still behind the adjoining property (no.30) which appears to have to be extended via a renovation in the past.

Rear setback:

- Complies with the minimum 6.0m requirement. Proposed is 11.831m to the dwelling and 9.331m to the patio.

- The floor space ratio (FSR) complies with the allowable 0.50:1 Proposed is only 0.39:1.
- Refer to below development data calculations.

- Existing Ground GFA	= 80.00m ²
- Proposed Ground GFA	= 35.00m ²
- <u>Total Gross Floor Area</u>	<u>= 115.00m²</u>
- Site area	= 291.40m ²

- There will be 100m² (34%) of landscaped area. Landscaping complies with the minimum requirement.
- There will be 72m² of private open space. Private open space complies with the minimum 40m² and 4m width requirement.
- Site coverage will be 140m² (48%).
- The overall length of the dwelling is less than the allowable 25m. The total length will be 23.76m.

5.0 Privacy, Views and Overshadowing

- The proposed patio will not directly look into neighbouring properties. To further enhance privacy and reduce noise from the entertaining area, a solid wall will be built along the adjoining boundary.
- No proposed windows will affect the privacy of neighbouring properties.
- Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.

It is considered that the proposed shadows will not negatively reduce the solar access of neighbouring properties. The extension is to ground floor only and does not project adversely beyond the rear wall of no.30. As such, shadow diagrams were deemed unnecessary. If council requires diagrams or if there are any objections, diagrams can be prepared during the assessment phase of the application.

- There are no significant views that will be lost as a result of the proposed work.
- Therefore, the proposed alterations and additions will not be detrimental to the privacy, views and overshadowing of adjoining neighbours.

6.0 Soil and Water

- Excavated material is to be filled around the site. Where soil is to be removed, the builder must ensure that no drains are blocked and no debris or soil is to enter council's footpath or road at any time.
- If the soil is affected by any adverse classification, the builder is to adhere to the requirements of council in its movement and/or removal.

7.0 Energy

- Refer to basix energy assessment prepared by Ecomode.

8.0 Stormwater

- All new drains and downpipes are to connect to the dwelling's existing stormwater system which is to connect to council's drainage system.
- Stormwater is to be in accordance with council's development controls.

9.0 Waste Management Plan

- All waste from the demolition and construction stage is to be removed by the nominated builder. This waste is to be taken to the nearest tip.
- Waste is to be removed as necessary to avoid hazards during construction. No waste is to be visible from the street during construction.

10.0 Conclusion

- Based on council's development controls and the LEP, the proposal contains no dramatic adverse effects to the surrounding properties or the environment.
- Solar access, overlooking and general bulk and form were factored into the project design.
- The overall alterations will improve the dwellings current state of condition.
- It is considered that the design will result in minimal impacts to neighbouring properties. Therefore, the design achieves the objectives as set out in council's DCP.
- If construction is built in accordance with the general principles of development control, it is believed that consent should be granted for this proposal.