**STATEMENT OF ENVIROMENTAL EFFECTS**

**FOR PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENCE**

**144 CHESTER HILL ROAD, BASS HILL NSW 2197**

It is proposed to build a first floor addition, and extend the rear of the existing timber frame residence and attach a two space Carport along the northern side of the building. The existing outbuilding in the back yard will be demolished. The building will have new corrugated metal roof, new vinyl external cladding and new aluminium sliding windows.

The existing driveways, paths and boundary fencing to remain and the existing landscape of small trees, shrubs, hedges and lawns will be retained

The development is in a established residential area, the land has a area of 604.8 sqm with the land sloping below the road level, a northerly aspect to the right side of the site.

The surrounding developments consist of two story homes and Townhouses with the site having a two story residence to the north and Townhouse residences to the south and rear of the property there is a concrete driveway along the southern and rear boundaries

The site has been identified in Planning certificate Section 10.7 as been in councils Zone R2 Low Density Residential and title address being H/No 144 Chester Hill Road, Chester Hill Road, Bass Hill 2197

The Canterbury-Bankstown Local Environmental Plan 2023, Zone R2 Low Density Residential our development is compliant as it provides housing needs, meets the day to day needs of residents, is compatible with surrounding residential use and does not affect the living environment of the area, There is adequate existing Landscaping with mature trees, shrubs and lawn areas, there is minimum off street parking for 2 cars and will have no impact on local street traffic, the development meets the requirements of Zoning R2, the development is of a high standard of urban design and is in keeping with the local area.

Canterbury-Bankstown Development Control Plan 2023

The development will have no impact on the existing streetscape as the adjoining homes are of similar two story buildings and set back about the same distances from the street frontage and the proposed development will be of similar height and building bulk when it is completed.

The development will maintain the existing landscape trees, shrubs and lawns, existing gum trees on the adjoining southern property along the driveway will not be effected by the development

The development will have a first floor addition over existing building plan with the maximum height above ground 8.21M to the ridge level of RL 37.88AHD which does not exceed councils max height of 9.00M

The proposed development will not exceed councils site coverage and floor space ratio

Site cover is 33.55% and Floor space ratio 0.5:1 would allow allowed 305.5 sqm new FSR is 214.23 sqm

The proposed development is set well back from all boundaries, see site plan, the proposed attached Carport along the northern boundary will have a side boundary distance of 600mm which we seek in the development approval

The site has no stormwater connection and relies on site absorption which is located in the rear yard, Engineers details will be provided to upgrade and replace existing site absorption with a new system, a charged stormwater system is not possible due to the land fall of the site and the footpath area which slopes lower from the existing street gutter

The Stormwater System Report SSR indicates the likely moderate flooding of the rear yard in a 100 year event. The maximum height could be 30.40 AHD, and a minimum height of 29.30 AHD the existing building ground floor level height is 30 28 AHD which is just below the maximum 100 year flood level, this should be considered safe for our proposed development

Loss of Solar access will effect the adjoining Townhouse buildings to the south No 146 ( see shadow diagram drawing ) with shadowing in the winter falling mostly on the concrete driveway also there are shadowing effects by two large gum trees on the boundary fence line that contribute to loss of Solar access to the Town houses. There is no loss of Solar access to the adjoining southern Town house buildings during the summer months as can be seen on the shadow diagrams

There will be no loss of views or privacy to adjoining properties by the development

All existing garden beds and lawn areas will be maintained, there will be no new hard paving areas, the existing outbuilding will be demolished and this area will be returned to lawns .

There will be no effect on existing Fauna and flora by the development

The site is connected to all services, power, water, sewer and phone, the new stormwater will be collected to a site absorption system to design of a Hydraulic Engineer, see separate details by engineers

The site has car access by a existing sealed driveway from the Chester Hill roadway and parking for two cars, the current Vehicular Footpath Crossing VFC is sufficient for the new development.

The new development will not cause any increase in traffic or parking.

The waste bins for rubbish will be collected by council on a weekly bases while green waste and recycle bins will be collected on a fortnightly bases, bins will be placed on the street kerb for collection..