
STATEMENT OF ENVIRONMENTAL EFFECTS

SECTION 4.55(1A)

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS

ADDRESS: 28 FOORD AVENUE HURLSTONE PARK NSW 2193

CLIENT: MS KOLENTSIS

DATE: 20/05/26



Residential & Commercial Design abn: 38 841 225 415

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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.
- A Development application was approved for 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.
- **A 4.55 modification is being submitted because the owners would like to amend the roof form, increase the dining area window and replace the laundry window with a door.**
- 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 roof change will be less obvious from the street and will reduce any impacts related to streetscape.
- 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 roof will be lowered which will be more in line with skillion roof forms in the area.
- 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 remain the same as originally approved.
- The overall height complies with council's maximum 8.5m limit and 7m wall height. Proposed overall height is under 4m.
- Setbacks will not be altered from the approved DA.
- The floor space ratio (FSR) complies with the allowable 0.50:1 Proposed is only 0.39:1. No change to FR is proposed with this modification.
- 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

- Landscaped area will not change.
- Private open space will not change.
- Site coverage will not change.
- The overall length of the dwelling will be the same as originally approved.

5.0 Privacy, Views and Overshadowing

- There is no negative impact to privacy, loss of views or overshadowing. The dining window will belong to a ground floor and a boundary fence will block looking directly into the adjacent neighbour's property.
- The proposed changes 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 basic 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 changes will remain consistent with the original approval.
- 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.