

22nd April 2024

The General Manager
Canterbury Bankstown City Council
PO Box 8
Bankstown NSW 1885

Dear Sir/Madam,

RE: Section 4.55(1A) Modification to Application No. DA-1012/2023
PROPERTY: 10 Alpha Street, CHESTER HILL (Lot 12 of Deposit Plan 29478).

Introduction

The proposal seeks to modify the approved Application No. DA-1012/2023 under Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979. DA-1012/2023 was approved by Canterbury Bankstown City Council on 20 November 2023. For Section 4.55 (1A) minor modification to the approved development includes few changes to the external façade, within the approved DA form.

Proposed Amendments

This Statement accompanies a Section 4.55(1A) modification to undertake the following variations to the approved development:

It is requested that Council grant consent to modifications of the approved plans which will require amendments to: ***Condition No.1 Approved plans stamped by Council.***

The rationale for seeking the amendment of this condition is detailed in this Statement and summarised below:

- 1) Minor modification to the internal stairs
- 2) Lift added to floor plans.

Assessment of the Proposal

Under Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979, the amendments are considered to be of minimal environmental impact. The minor changes will maintain the approved two-storey dwelling development with the application remaining substantially the same development as approved.

The amendments do not alter the proposal's compliance with The Canterbury-Bankstown Development Control Plan 2023 Chapter 5.

Permissibility

The site is zoned R2 Low Density Residential Zone and must comply with the DCP. The subject modification application maintains the existing proposal for the two-storey dwelling and is a permissible form of development.

Impacts

Privacy

It is considered that there will be no adverse privacy impacts created by these amendments.

Noise

Council guidelines regarding construction hours will be strictly adhered to and imposed on all subcontractors. All works will be carried out in a safe, environmentally friendly manner in accordance with council requirements and in suitable hours of operation.

Overshadowing

Overshadowing of the adjoining property each side of the development is unaffected by the amended proposal.

Conclusion

The proposed modifications to the approved development consent, for the proposed two-storey dwelling house development have been designed in accordance with Canterbury-Bankstown Development Control Plan 2023 Chapter 5. and conforms to council's desired character for the area. We believe the proposal is worthy of approval under Section 4.55 (1A) of the Environmental Planning and Assessment Act 1979.

If you seek any further information or clarification of the above, do not hesitate to contact the undersigned.

Regards,
George Melhem

Director
Ridge Designs