

Summarised Statement of Environmental Effects
Under Canterbury-Bankstown Local Environmental Plan (CBLEP) 2023,
Canterbury-Bankstown Development Control Plan (CBDPC) 2023.

February 2025



Demolition and New Single Dwelling
9 Wilkins Street
Yagoona NSW 2199
Lot B, DP 364866

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1. The proposal

1.1 Introduction & description of the proposal

The proposal is a S4.55 Modification application for approved DA ref: DA-1056/2023 which was approved by Canterbury-Bankstown Council on 18/12/2023 for **Demolition of an existing dwelling**, a proposed **New Single Dwelling** and a swimming pool. The **objective of this S4.55 Modification application is to remove the swimming pool** from the approved DA, **extend the rear alfresco area and awning above it**, relocate the laundry area and some minor changes to the window and door schedule, designed to comply with Canterbury-Bankstown Local Environmental Plan (CBLEP) 2023 and Canterbury-Bankstown Development Control Plan (CBDPC) 2023.



Picture 1. Existing dwelling located in 9 Wilkins Street, Yagoona

1.2 The Applicant and the Owner

The applicant for this project is Boss Design Pty Ltd and the Owner of this property is Mr Charlie Younan.

1.3 Location and Property Description

The property on which this development is proposed is No. 9 Wilkins Street, Yagoona NSW 2199. It is Lot B under DP 364866. The property has a total area of 588.1m². The street frontage to Wilkins Street is approximately 13.41m in length, with a 44.12m north length and 44.12m south length. The eastern length of the property measures 13.41m. The lot is fairly rectangular in shape. The land slopes down

from south to north, having a difference in elevation of about 0.7m between the south and north boundaries.

1.4 Associated Documents

The following documents accompany this application:

- 1_Architectural Plans
- 2_Summarised Statement of Environment Effects
- 3_Revised BASIX Report
- 4_Neighbour Notification Plan

2. Zoning

2.1 Zoning as per Canterbury-Bankstown LEP 2023

The proposed site is zoned R2 Low Density Residential as per Canterbury-Bankstown LEP 2023. The objectives of this zone area:

Objectives of zone

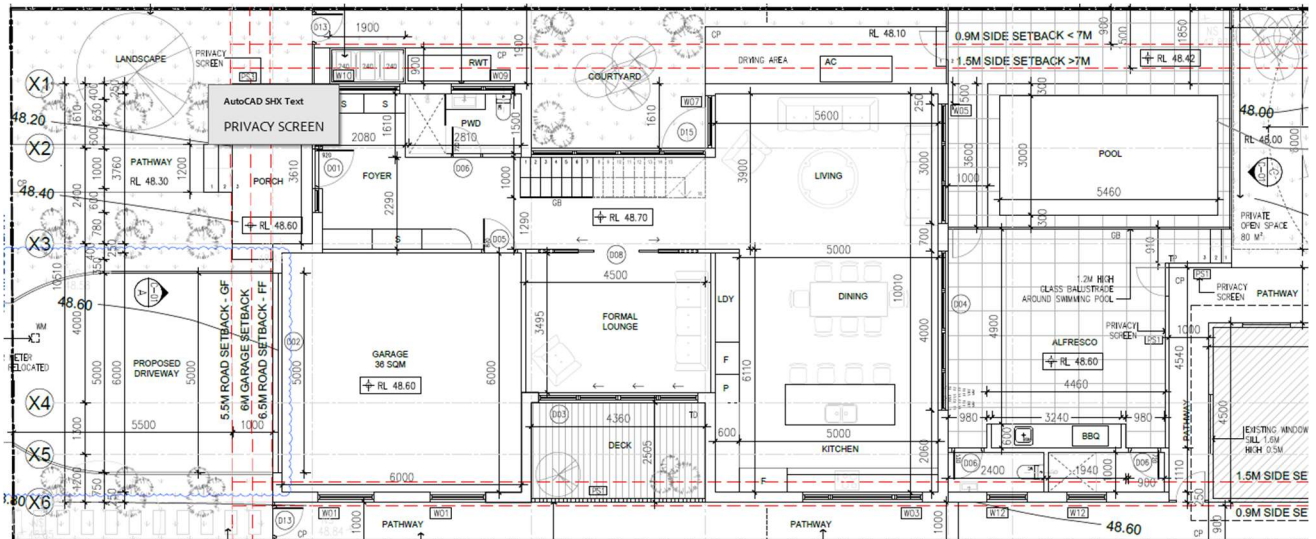
- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To ensure suitable landscaping in the low density residential environment.
- To minimise and manage traffic and parking impacts.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote a high standard of urban design and local amenity.

Permitted with consent in this zone are the following uses:

Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture.

3. Detail of proposal for S4.55 Modification

The approved DA is for Demolition, New Single Dwelling and New Swimming Pool. A plan image of the approved DA plan is given below:



DA approved_ground floor plan (courtesy: Boss Design).

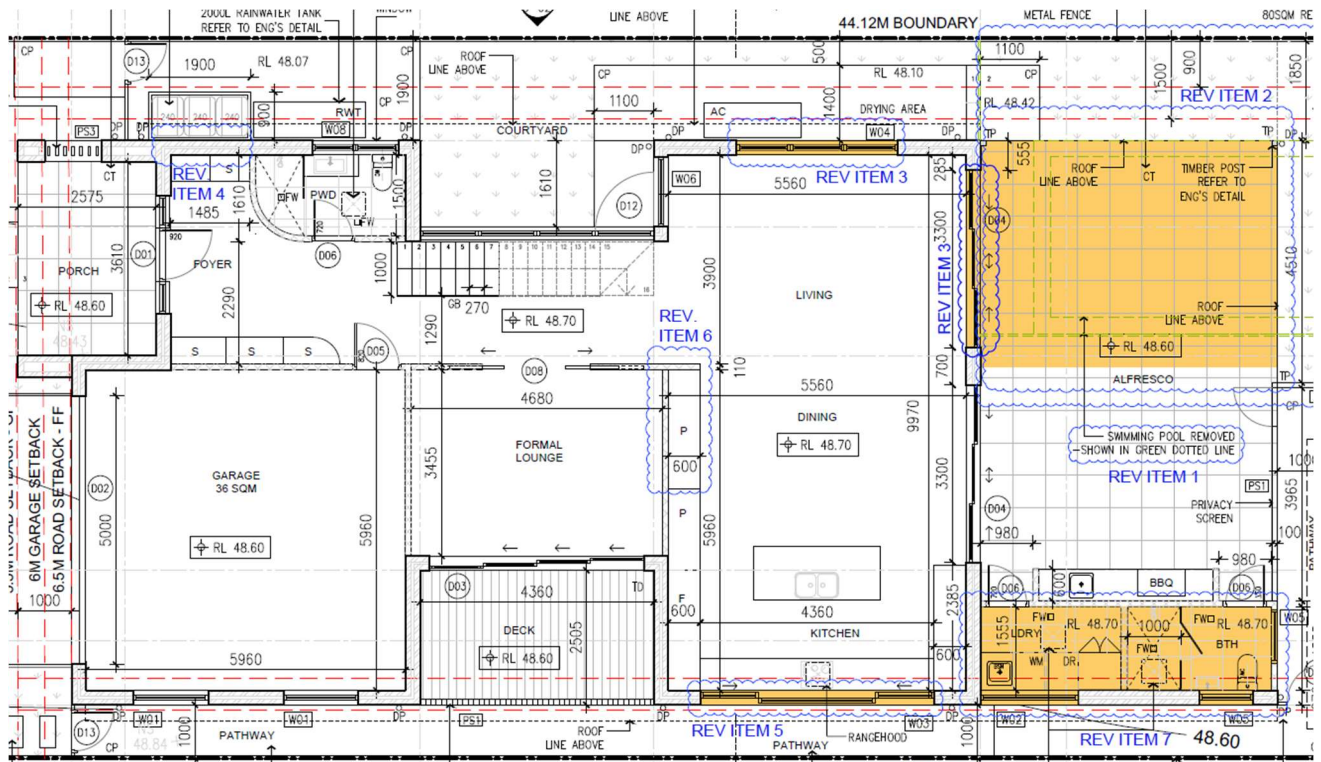
The proposed S4.55 Modification application is for the following:

1. Swimming pool and pool sail shade removed
2. Rear awning and alfresco extended to grid line X1
3. Living room: new window W04, and existing window W05 replaced with door D04.
4. Foyer: window W10 removed
5. Kitchen: revised window W03 (width increased).
6. Laundry removed from kitchen area.
7. Revised outdoor-bathroom layout and laundry relocated behind barbeque.

Apart from these 7 items, there is no other change proposed to the approved DA.

These changes do not have an impact on any of the following:

1. GFA - remains the same as per original and approved DA
2. Approved max. height and overall external facade.



Proposed ground floor plan for S4.55 Modification Application (courtesy: Boss Design).

Therefore the proposed changes for the S4.55 Modification are considered minor in nature and retain the intent of the approved DA plans for the development.

4. Design Controls

Compliance with Canterbury-Bankstown LEP 2023.

The proposal meets full compliance with the objectives and controls set out in Canterbury-Bankstown LEP 2023 in terms of Zoning, Height and FSR.

Compliance with Canterbury-Bankstown DCP 2023.

The proposal meets full compliance with the objectives of Canterbury-Bankstown DCP 2023 Section 2 – dwelling Houses.

The approved DA application has considered and complied with the objectives set out in Canterbury-Bankstown LEP 2023 and Canterbury-Bankstown DCP 2023. As the S4.55 Modifications are a minor amendment of the approved plan, the overall proposed development still complies with the objectives set out in Section 2 of the CBDP. There are no major external changes proposed to the DA approved proposal and therefore all the requirements for Scale, Massing and Form, Proportion, Details, and design elements such as roof, facades, and other feature items remain as per the original DA proposal.

5. Conclusion

The proposed S4.55 Modification to approved DA ref: DA-1056/2023 which was approved by Canterbury-Bankstown Council on 18/12/2023 is for minor amendments and is compliant with Canterbury-Bankstown Council rules and regulations outlined in the *CBDCP 2023* and *CBLEP 2023*. The proposal retains the integrity of the original approved DA and is a minor improvement to the approved proposal.

It is requested that Canterbury-Bankstown Council support this S4.55 Modification Application.