

The General Manager City of Canterbury Bankstown
137 Beamish Street, Campsie 2194

RE: SECTION 4.56(1A) MODIFICATION to DA 46/2020

To whom it may concern,

This statement has been prepared in support of a S4.55 (1a) for the alterations of an approved DA for the demolition of existing structures and the erection of an attached dual occupancy each comprising 4 bedrooms and the subsequent Torrens title subdivision at 35 Nelson Road, Earlwood.

The Proposal:

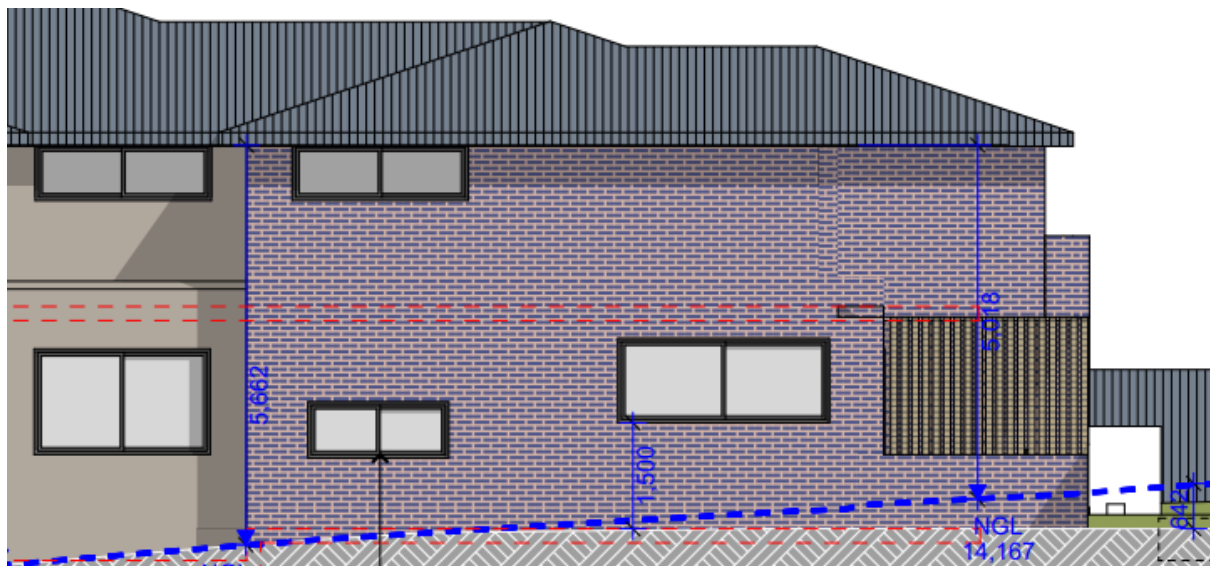
- Deletion of 1 window in the ground floor living space of unit 2.
- Addition of 2 smaller windows in the ground floor living space of unit 2.

The proposed change is due to updated internal layout to improve furnishing in the living room. This allows for a tv unit to be placed on a blank wall.

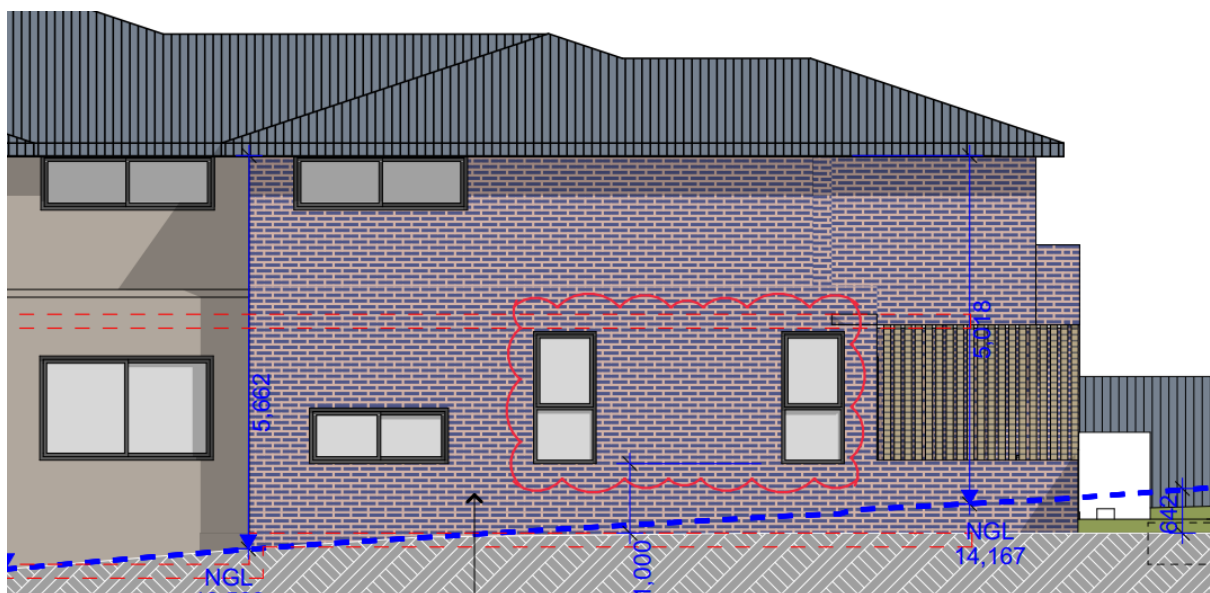
The proposal will improve privacy, as the windows are narrower in width compared to the current approval. The update will not increase acoustic concerns.

It is considered that this proposal to provide modify the ground floor windows will result in the same fundamental development on the Site. The proposed modification will result in minor alterations to the approval and is expected to maintain amenity of the development and as such is considered the same development.

APPROVED:



PROPOSED:



Following a review of the relevant planning controls, it is concluded that the Proposed Development is generally consistent with the objectives, planning strategies, public interest and detailed controls of the relevant environmental planning instruments.

Careful consideration has been given to the potential environmental and amenity impacts and in the absence of adverse impacts the application is submitted to Canterbury Bankstown Council for its assessment and subsequent approval.