

S4.55 Modification Statement

Alteration and Additions to existing Dwelling

43 Turton Avenue, Clemton Park, NSW 2206

Lot 38, DP 21284

Revision A

June 2025

DA Reference: RE-1200/2022/1

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1.0 Introduction

This statement has been prepared to form part of the S4.55 modification application for the approved alterations and additions at 43 Turton Avenue, Clemton Park. The purpose of this statement is to provide a written description of the proposed modifications and their impacts.

This statement should be read in conjunction with all other documents submitted with the development application.

2.0 Proposed Modifications

Generally, the modifications sought are considered to be of minor environmental impact and are substantially the same as the approved development. The modifications are as follows:

- Upper floor external wall material changes from rendered brick to wall cladding.
- Modification of the existing roof profile to allow for a double gable and a hip roof to the south elevation.
- Deleted balcony to the south elevation.
- Modification of the first-floor windows to the south elevation.
- Added a new porch roof to the main entry.

The modifications proposed are to improve the south elevation's overall cohesion and materiality and is substantially the same development. The modifications are minor and are not considered to create any adverse impacts as the built form is retained.

3.0 Planning Controls

The proposed modifications are deemed to be minor and compliant with the relevant planning controls (DCP & LEP). The modifications are substantially the same as the approved development and improve amenity (i.e. light) for the dwelling occupants.

5.0 Conclusion

The application seeks to propose minor design modifications to the approved development and is considered similar to the original consent. The modifications improve overall amenity of the proposal and are of very minor environmental and planning impact.

For reasons outlined in this statement, it is considered the application is compliant with all Council requirements and support of this application through granting development consent by Council should be considered favourably.