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# S T A T E M E N T   O F C H A N G E S   & E N V I R O N M E N T A L   E F F E C T S

For the Proposal of:

**Section 4.55 (2) to the approved Secondary Dwelling**

Council District:

**Canterbury – Bankstown Council**

Address:

**No. 42 Woodbine Street Yagoona**

Client:

**Jeremy Stephens**

Date:

**June 2025**

Reference:

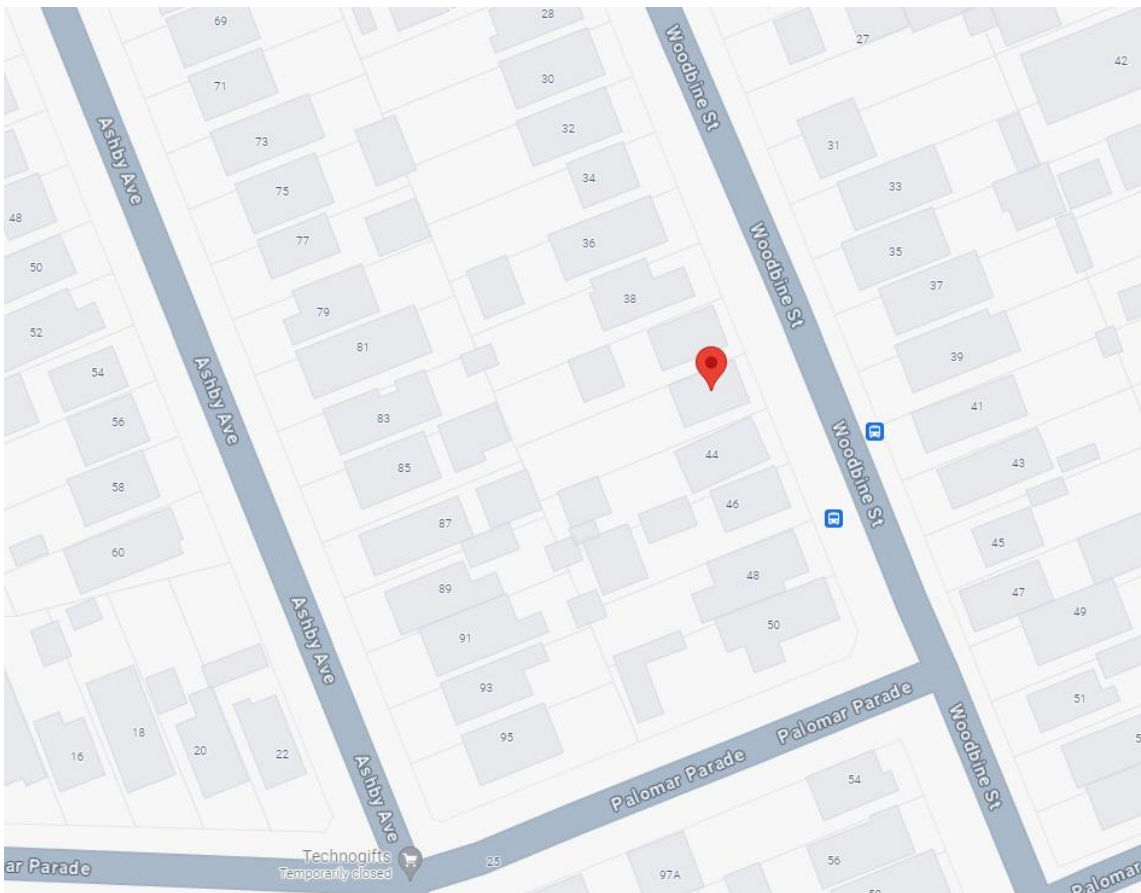
**23286 - S4.55**

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## 1.0 INTRODUCTION

This Section 4.55 (2) Application is submitted to council for assessment and approval for the modification of the approved attached secondary dwelling at No. 42 Woodbine Street Yagoona. This statement will outline the changes proposed to the development and illustrate how these changes proposed will not impact on the environment and the adjoining premises.

## 2.0 SITE (locality)



## 3.0 MODIFICATIONS PROPOSED FOR APPROVAL

The changes proposed in this modification are shown on architectural plans and as follows:

- The shifting of the entire secondary dwelling towards the front of the property away from the manhole on site.

The proposed modifications do not have any negative impacts to the adjoining premises or the environment.

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## 4.0 ENVIRONMENTAL IMPACT

The modification is permissible under the current zoning. The proposal intends to remain compatible with the surrounding region and adjoining developments. The design and layout of the development aims to maintain the objective of the current development control plan.

Considering all circumstances, this development proposal can be seen to meet council's planning objectives, and it is a reasonable form of development for the subject site. Given the planning controls for the site, the proposed development complies with the stated controls for low residential development. Hence, the development is feasible.

## 5.0 SOCIAL + ECONOMIC CONSIDERATIONS

The modification is not anticipated to cause any detrimental social or economic consequences. The proposal will offer positive influence in:

- Improving the character for the future occupants of the development.

In our opinion, the proposal will not have any adverse effect on the community.

## 6.0 DCP & LEP 2021

All controls found in the statement of environmental effects comply with council's LEP & DCP 2023. Therefore, the local council of this precinct could reasonably approve the proposed dwelling in the manner and form submitted.

Our proposal achieves a high compliance level under the LEP and DCP 2023.

**The development complies with Chapter 4 of SEPP (Resilience and Hazards) 2021. The site is not a contaminated land, and there is no risk of harm to human health or any other aspect of the environment.**

**The development complies with Chapter 3, Part 1, Division 2 of SEPP (Housing) 2021. The site is not an aboriginal land.**

**The development complies with SEPP (Sustainable Buildings) 2022. The site is not an aboriginal land.**

## 7.0 Summary

The proposal seeks to modify the approved attached secondary dwelling at No. 42 Woodbine Street, Yagoona. The modification being sought for approval causes no impact to adjoining properties. The proposal offers a high

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level of compliance and provides occupants of the premises with a high level of amenity.

The changes comply with all of the Council's technical design requirements and town planning objectives and will have no significant adverse impact on any other adjoining or nearby properties.

The site can adequately accommodate the proposed changes, which will fit into the locality, and will satisfy the Council's present and future planning objectives and controls for the site and the overall precinct.

We look forward to Council's advice.

Yours faithfully  
Jack Tannous  
Dvyne Design