

S4.55 Statement

DA number: **DA-516/2021**

Date of Determination: 22 Oct 2021

Consent to lapse on: 22 Oct 2026

Property: 41 Prairie Vale Road, BANKSTOWN NSW, 2200
Lot B, DP 101660

5th May 2026

Dear Sir/Madam

RE: Modifications to approved development for Construction of a secondary dwelling and attached awning

This statement has been prepared as supporting documentation for the application to modify the consent for Development application DA-516/2021 for Construction of a secondary dwelling and attached awning at 41 Prairie Vale Road, Bankstown.

The application seeks approval for external modifications and corrections to the building footprint size, including adjustments to the associated setbacks. The proposed changes do not alter the fundamental characteristics of the approved development, ensuring that it remains substantially the same project. The amendments are consistent with the objectives and aims of the relevant environmental planning instruments and development control plan and continue to complement the character of the locality.

The proposed modifications involve:

1. The building footprint size displayed on the site plan of DA approved drawing sheet MC04 – Site Plan, prepared by McRae Civil & Structural Pty Ltd, has been rectified. In the revised drawing sheet DA01 – Site Plan, the footprint has been corrected to match that shown in the approved DA drawing sheet MC04 – Architectural Plans by McRae Civil & Structural Pty Ltd. This adjustment also ensures that the setback dimensions are accurately reflected.
2. Remove the rear awning and extend the secondary dwelling's hip roof over the verandah.

The proposed changes do not alter the building footprint, height, or floor space ratio (FSR) approved in the original DA. The development remains substantially the same.

Environmental Impact

The changes are minor, do not create additional overshadowing or privacy issues, and remain compliant with Canterbury Bankstown Development Control Plan

Conclusion

The proposed amendments remain consistent with the aims and objectives of the relevant environmental planning instruments and development control plan and will not result in any adverse impacts on the amenity of the locality. Accordingly, the proposed amendments are considered acceptable and therefore warrant approval.

If there are any questions regarding the above S4.55 application, please contact the undersigned.

Yours sincerely,



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