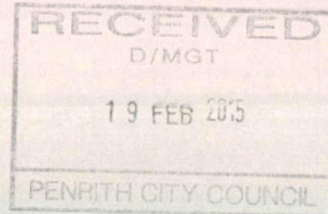


STATEMENT TO ACCOMPANY SECTION 96 APPLICATION

FOR



**PROPOSED S96 (1A) MODIFICATIONS TO PROPOSED
CONSTRUCTION OF A DUAL OCCUPANCY DEVELOPMENT
INCLUDING DRIVEWAYS, CARPARKING AND ASSOCIATED
LANDSCAPE WORKS**

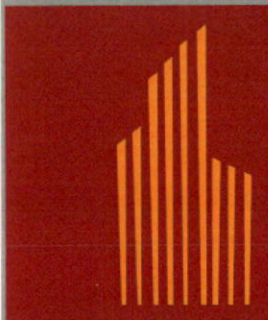
AT

23 GHERA ROAD, CADDENS NSW 2747

LOT 22 IN DP 1166546

UNIVERSAL PROPERTY GROUP P/L

trading as Bathla Group



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- The proposed Section 96(1A) application is for the proposed modifications to the approved DA 14/0220 in Lot 22 in DP 1166546 for cosmetic external changes to the appearance of the approved application for construction of two dwellings in a dual occupancy development. The materials and finishes on the external façade are proposed to be updated. The modifications sought are generally façade changes and the natural extent of the building envelope remains unchanged. The proposed brickwork is consistent across both dwellings and therefore the variation between the two dwellings is minimised.

The subject site has DA approval for Construction of two dwellings in a dual occupancy development (1) *An application for modification of development consent under section 96 (1), (1A) or (2) or 96AA (1) of the Act must contain the following information:*

- (a) *the name and address of the applicant,*
- (b) *a description of the development to be carried out under the consent (as previously modified),*
- (c) *the address, and formal particulars of title, of the land on which the development is to be carried out,*
- (d) *a description of the proposed modification to the development consent,*
- (e) *a statement that indicates either:*
 - (i) *that the modification is merely intended to correct a minor error, misdescription or miscalculation, or*
 - (ii) *that the modification is intended to have some other effect, as specified in the statement,*
- (f) *a description of the expected impacts of the modification,*
- (g) *an undertaking to the effect that the development (as to be modified) will remain substantially the same as the development that was originally approved,*
- (h) *if the applicant is not the owner of the land, a statement signed by the owner of the land to the effect that the owner consents to the making of the application (except where the application for the consent the subject of the modification was made, or could have been made, without the consent of the owner),*
- (i) *a statement as to whether the application is being made to the Court (under section 96) or to the consent authority (under section 96AA),*

and, if the consent authority so requires, must be in the form approved by that authority

The above matters are specifically addressed as follows:

(a) *the name and address of the applicant,*

APPLICANT: Universal Property Group, No. 129 Magowar Road, Girraween

(b) *a description of the development to be carried out under the consent (as previously modified),*

The development approved under DA14/0220 is for the construction of a dual occupancy development including driveways, car parking and associated landscape works.

The proposed modification will amend the approved colour schedule therefore, it is just cosmetic external changes that are being made to the appearance of the development.

(c) *the address, and formal particulars of title, of the land on which the development is to be carried out,*

Address: Torrens Title Subdivision DA 14/0220 at Lot 22 in DP 1166546, 23 Ghera Road, Caddens, NSW 2747

(d) *a description of the proposed modification to the development consent,*

The proposed modification seeks changes to the approved conditions of consent relating to DA 14/0220. The basis for these cosmetic changes is due to the following proposed works:

- Modification of the metal roofing to concrete roof tiles;
- Modification of the masonry brick render to a face brick – boral render;
- Modification from a metal finish to a fascia colorbond finish;
- And changes from the selected fibre cement cladding to face brick – boral render.

(e) *a statement that indicates either:*

- (i) *that the modification is merely intended to correct a minor error, misdescription or miscalculation, or***
- (ii) *that the modification is intended to have some other effect, as specified in the statement***

- The proposed modification is to overall improve the aesthetics and cosmetics of the development. Both the building footprint and envelope of the approved residential building has not been altered. There is no loss of amenity to both future and adjoining residents.

(f) a description of the expected impacts of the modification,

The proposed modification seeks changes to the approved materials and finishes plans with a view to deliver a contemporary aesthetic to the development. The proposed modifications provide enhanced cosmetic appearance while addressing improved functional utility of the intended development in terms of materials and finishes.

(g) an undertaking to the effect that the development (as to be modified) will remain substantially the same as the development that was originally approved,

The modification of the originally approved development (DA 14/0220) will remain substantially the same development as the proposal does not intend to change the approved scale and footprint of the proposed development. The new design proposes changes in materials and finishes.

(h) if the applicant is not the owner of the land, a statement signed by the owner of the land to the effect that the owner consents to the making of the application (except where the application for the consent the subject of the modification was made, or could have been made, without the consent of the owner),

Owner's consent for the proposed modification has been provided.

***(i) a statement as to whether the application is being made to the Court (under section 96) or to the consent authority (under section 96AA),
and, if the consent authority so requires, must be in the form approved by that authority***

Based upon the above assessment it is UPG's belief that the Section 96(1A) modification is of minimal environmental impact and suitable for the approved dual occupancy of this scale.