

S4.55(1A) Modification Application to Modify DA18/0710 at No. 5 Burrawong Close, Kingswood

This letter has been prepared to accompany a Modification Application to Penrith City Council for the proposed modification to DA18/0710 which issued development consent for the construction of dwelling house and detached secondary dwelling at 5 Burrawong Close, Kingswood. This letter accompanies the modification plans prepared by MRZ Designs.

Proposed Modification

The modification proposed includes setting back the secondary dwelling further from the drainage easement. This application does not propose any additional works or modifications.

The proposed change reflects the site constraint that is present due to the drainage easement and the close proximity of the originally approved secondary dwelling to the easement. The impacts of the proposed modification will remain the same, if not less due to the greater setback from the drainage easement.

The proposed modification does not contravene any development standards, and remains compliant with the relevant Penrith City Council planning standards/controls.

Given the above, the proposed modification, being minor in nature, will have minimal environmental impact to the natural and built environment and is considered to be substantially the same development as approved under DA18/0710.

The proposed modification follows and complies with the necessary objectives of Part 4, Division 4.9, Section 4.55 of the Environmental Planning and Assessment Act 1970 (EP&A Act 1979).

Conclusion

The proposed modification will be of minimal environmental impact and will not result in any negative impacts on the amenity of adjoining properties. It is considered that the proposed modification is substantially the same development as the development for which the consent was originally granted, and on this basis it can be supported by Council.