

Modification statement DA2021/0064

**41 Wallumatta Rd
Newport**

for

Mr G and Mrs W Lawrence

*Prepared by
Belli Design Plans
Nigel Bullen Ph: 0414 228 368
nigel@griffithsengineers.com.au*

Request to modify DA2021/0064 for Alterations and Additions to a dwelling house and construction of a secondary dwelling at 41 Wallumatta Road NEWPORT

No	MODIFICATION	REASON
1.	Remove front yard approved hardstand	To be replaced with 2 car, Carport
2.	Provide 2 car Carport	To provide 2 approved car spaces as required as a condition of DA2021/0064. Improve amenity Improve safety.
3.	Add privacy screen to existing rear deck Infill above and below balustrade and existing awning roof with slated screen	To gain privacy to and from adjoining residence No. 39

The aforementioned modifications to the approved DA satisfy all of Councils planning provision listed below

- The Environmental Planning and Assessment Act, 1979 as amended (“the Act”)
- The Environmental Planning and Assessment Regulation
- Pittwater Local Environmental Plan 2014 (LEP 2014)
- Pittwater 21 Development Control Plan (DCP 2014)

The modifications do not impact adversely upon the amenity of the adjoining properties in terms of privacy, overshadowing or loss of open views, or loss of public car spaces on the street.

The modifications simplify vehicle access, create easier resident access, and increase the safety aspects of entering the site.

The carport modification is in keeping with examples on the street and enhances the streetscape. refer No.31, 33, 37, 39 for similar existing carport structures.

The carport modification will increase the amenity of the subject site e.g., provide suitable on-site bin storage

The proposed carport leaves the approved soft landscaping essentially the same.

Yours Sincerely

Nigel Bullen
(Building Designer)