



Date: 20/10/20

Clause 4.6 Variation Report

128 Wallumatta Road, Newport

1. Project description.

The proposal is for construction of a secondary dwelling and inclinator to accompany an existing dwelling.

The property is Lot 8/-/DP26254

The property is known as 128 Wallumatta Road, Newport.

The site is E4 zoned.

The site is 1657m² and roughly rectangular in shape with an access handle. The site is had a steep slope from north to south.

The site is in H1 landslip risk, and not affected by flooding or bushfire risk.

2. Controls in LEP and DCP

Pittwater LEP 2014

Part 4.3 (2FA)

This part requires the secondary dwelling to have a maximum height of 5.5m.

The proposed Secondary dwelling has a part of the roof overhand (eave) 6.2m above existing ground level.

Due to the steep nature of the site, this non-compliance only exists for the small section highlighted on the roof plan on sheet 102.

Furthermore, Part 4.3 (2D) allows for minor non-compliance with the height control for steep sites of which this site could be considered.

Lastly, this non-compliance could be alleviated if the building was lowered into the ground. However, this excavation would then severely impact several mature trees. The loss of these trees is considered more detrimental than the minor non-compliance of the roof height.

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