

Modification Application- 18 Beaconsfield Street Newport.

In this modification application there are 3 things that are going to be addressed

- Removal of a staircase as DA approval
- Approval of a retaining wall
- Approval to reduce length of Privacy screen.

Removal of a staircase as DA approval

In the DA approved plans, the new balcony had 2 staircases on it. One on the East side of balcony and one on the west side of balcony (as seen in attached plans). Due to both financial reasons and practical reasons we decided not to put the staircase on the East side of the balcony in (instead a 1.8m privacy screen). There are no environmental impacts of this change.

Approval of a retaining wall

On the West side of the balcony, where the stairs are, the ground level is sloped. To allow for the stairs to comply, the ground level had to be risen, therefore requiring a retaining wall. The retaining wall is around 600mm-800mm (not sure exact) above ground level (at its highest point). There are no environmental impacts for this addition.

Approval to reduce length of Privacy screen

Along the east side of the balcony there is a 1.8m privacy screen running the whole length of the balcony. To maximise space and to open the balcony up a little more, we would love to have the privacy screen reduced in length by about 1.5m and replaced with just standard height balustrade. The neighbouring house finishes before where we would like our privacy screen to end, therefore privacy should not be an issue. There are no environmental impacts for this change.