

Date: 25/3/19

STATEMENT OF MODIFICATION

63 Bungan Head Rd, Newport

1. Project description.

The proposal is for the approved swimming pool in DA 2018/0938 to be modified to include a wet-edge on the eastern side with a balance tank.

2. Flora impact

NO new impacts to existing flora will be created.

3. Privacy and shadowing.

No change to the use of the space, privacy or overshadowing

4. Streetscape and impact on public domain.

The pool is proposed in the rear yard of the property at the above address, therefore no changes will be made to the property in front of the building. As a result, there is no impact on the public domain or the streetscape.

5. Risks

The alteration will not affect the landslip risk or mediation recommendations set out in the original Geotech report.

6. Waste management

No change.

7. Controls in LEP and DCP

PDCP21

10.3

No change – significant vegetation screening is proposed on the eastern side of the pool.

D10.8

The pool and concourse setback from side boundaries does not change. The setback to the eastern boundary is reduced by 1000mm – however it is still over 20m from the boundary.

D10.13

The required landscape area is 60%
The proposal achieves 62.5%

All other controls in the DCP are complied with.

Jamie King (BLArch.)
Landscape Architect