



PO BOX 263
OLD BAR NSW 2430

07 May 2025

STATEMENT OF MODIFICATION - 303 Saltwater Roads Wallabi Point

The application seeks to modify the existing approval (DA2023/0205) for a Dual Occupancy and one lot into two lot Strata Subdivision at 303 Saltwater Road Wallabi Point as per the following;

1. Amendment of condition 15 to allow for surfmist roof
2. Deletion of Condition 17
3. Amendments to dwelling 1 to include;
 - Stone veneer to front facade and
 - extension of front porch 200mm and
 - extension of back porch 1500mm

Items 1 & 2 were discussed with Adam Matlawski and agreed condition 1 should allow for a light colour roof, as per the majority of roofs within the subdivision, and Condition 17 was not required. Adam advised to submit a Modification application to amend/delete these conditions.

The extension of the front and back porch and inclusion of the stone veneer to front facade do not have any adverse effects to the amenity of the neighbouring properties and in turn positively effect the streetscape.

Please refer to the modified plans for detail.