



PAUL SCRIVENER
LANDSCAPE ARCHITECT

Statement of modifications – Minimal Environmental Impacts

Date: March 1 2018
Subject site: 190 Barrenjoey Road, Newport NSW (Lot 1 DP 1170432)
Original DA ref: No.106/12

S96 documents: Original DA masterplan
Original DA detail plan
Original DA planting plan
Original DA sections - elevations
(All prepared by Paul Scrivener Landscape Architect dated 2012)

Copy of original DA consent 106/12 dated 17.12.2012

Site survey) 01 & 02
(Prepare by Adam Clerk Surveyors Pty Ltd)

S96 DA/S96 site plan variation assessment (1641/S96/sheet 1 of 3)
S96 Site plan (1641/S96 sheet 2 of 3)
S96 Planting plan & Details(1641/S96 sheet 3 of 3)
(All prepared by Paul Scrivener Landscape Architect dated 2.3.2018)

S96 Site analysis (S96 0.0)
S96 Sections (S96 3.1)
S96 Sections (S96 3.2)
(All prepared by Gordon & Valich Pty Ltd 2018)

Geotechnical Engineering letter for updated proposal (MN 28051 A)
(Prepared by Jack Hodgson Consultants Pty Ltd dated 2.3.2018)

Sewer Peg Out report
(Prepared by Accor Consultants dated 27.11.2019)

Insight Certifiers Staged Commencement CC 2017/5970
(Prepared by Insight Certifiers dated 30.11.2017)

Background

The original Development Consent was gained by the previous owners of the property in 2012. The current owner purchased the property several years ago and was made aware of the development consent in 2017. Subsequently a staged certification of works certificate was issued in November 2017.

During that process the Engineers required a revision of the design to comply with Consent condition # G6 in relation to the existing sewer line offsets to satisfy Sydney Water technical requirements.

The associated modifications plans classed as S96(1A) for modifications with minimal environmental impacts A are in response to these technical requirements. The proposed amendments seek to adhere to the design aesthetics and principles of the originally approved development. To assist in assessing the proposed changes from the original DA an assessment plan showing the previous and proposed plans are superimposed. Please refer to drawing DA/S96 Site Plan Variation Assessment Ref: 1641/S96/sheet 1 of 3 (Prepared by Paul Scrivener Landscape Architect 2018)

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Proposed design amendments

The proposed design amendments are generated by the need to comply with the sewer offset requirements as provided by Sydney Water. Two engineering companies, being Accor Consultants and Jack Hodgson Consultants Pty Ltd were engaged to provide the requisite parameters for structural and geotechnical compliance.

The resultant retaining wall alignment changes and adjacent landscape elements are noted clearly in the proposed Site Plan S96 1641/S96 sheet 2 of 3 (prepared By Paul Scrivener Landscape Architect) and the variations highlighted clearly in 1641/S96 sheet 1 of 3. The alignment of the newly located walls are evidently demonstrated as being in response to the dashed sewer mains offset line indicated on the plans.

The central north south retaining wall has now been located further east than the original wall to allow for a large consolidated open lawn area for the children's play area. The revised wall requirement has lessened the available useable lawn area than would otherwise be available so the proposal seeks to consolidate the lawn area where possible for maximum use, safe distance from the coastal vertical escarpment and monitoring from the existing residence.

Walls and planter wall heights are of a sufficiently low height to negate the requirement of balustrading in most cases, particularly the central north south wall and garden area. Care has been taken to ensure that proposed heights of walls are the same or very close to the approved levels. Likewise stairways and other structures are close if not identical to the approved.

The footprint of the proposed terraced deck at the eastern side of the proposed works has been maintained. Internal configuration of the deck has been clearly modified in response to the offset parameters of the existing sewer manhole. The lower (NE) section of the viewing deck has been maintained at the same level R.L 36.03. Likewise the southern portion of the deck remains at the approved R.L.35.90.

The connecting section of NW deck around the existing sewer manhole has been raised by 360mm from R.L 36.40 to R.L. 36.76 to provide the required vertical clearance set by Sydney Water.

The previously approved spa, spillover catchment pond and associated retaining walls at the northern end of the existing pool are proposed to be deleted and replaced with soft landscaping.

Landscape planting & species selection

The original planting scheme remains very close to the original in terms of layout and species selection. Some minor reconfiguration in the internal areas of the design are made in response to the revised wall locations. The perimeter plantings and tree locations remain mostly unchanged.

The deletion of the *Cupaniopsis anacardoides* (Tuckerroo) and replacement with indigenous tree species has been incorporated to comply with the DA consent condition # C3.

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Summary

The proposed design changes are initiated by the required design responses to the existing sewer line in compliance with Development Consent clause # G6. The proposed design variation seeks to comply with the Sydney Water requirements whilst maintaining a natural and visually low key development that is subservient to the natural landscape surrounds.

It is the current owner's desire to maintain the low level and low visual impact development as was originally proposed. The development follows the existing ground levels as closely as possible in the central and eastern areas of the proposed works. Excavation of the lawn area at the western side of the proposed works remains the same as the previous approval. This allows for the maintenance of the children's lawn play area that is a safe distance from the coastal vertical escarpment and able to be monitored from the existing residence.

The approved spa, spillover catchment pond and associated retaining walls at the northern end of the existing pool are proposed to be deleted and replaced with soft landscaping. There will be a net increase of soft landscape as result and a reduction of vertical wall structures in the NE corner of the existing pool area.

The design has carefully considered a range of design criteria in relation to both the previous approval's characteristics and Council's general aims and objectives such as the following:

- A high quality visual amenity
- Low key coastal foreshore development
- The use of natural materials
- Sympathetic and natural style development configuration
- Appropriate indigenous landscape planting scheme.

The proposed S96 modifications are not detrimental to these outcomes and are designed to be in keeping with the original design approval.

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