

STATEMENT OF MODIFICATION

PROPOSED MODIFICATION TO DA
(MINIMAL ENVIRONMENTAL IMPACT – 4.55 (1a))

AT

17 Thompson Street, SCOTLAND ISLAND

LOT 242 IN DEPOSITED PLAN 12749

DA CONSENT NO. DA2022/0196



PREPARED BY
JAMES McHUGH
B.Arch, M.Arch
PO BOX 293, CHURCH POINT, NSW 2105

Nov 2023

1. INTRODUCTION – EXISTING SITE

This Modification Application under the Environmental Planning and Assessment Act 1979 for the approved application consent number DA2022/0196, at 17 Thompson Street, Scotland Island 2105 includes the following:

- Minor adjustment to the location of the proposed new dwelling.
- Amended wastewater management – new wastewater report
- Removal of the store room located at the Western end of the new dwelling.

2. MODIFICATION

The site is under construction at the moment, to carry out works as approved by Council. No works involving the described modification have started.

Further exploration of the location of the building and subsequent retaining wall was undertaken during site establishment, and it was deemed appropriate to adjust the exact location of these.

The modification proposes rotating the dwelling by approximately 2400mm at the NW corner away from the Southern boundary (19 Thompson Street). The SE corner of the dwelling would remain in the same location. Please see plan below to show comparison between approved DA footprint and proposed change.

This modification would reduce the overall height of the retaining wall(s) needed to achieve the current approval. Subsequently greatly reducing the overall cut/fill required, while also locating this cut further away from the neighbouring boundary. All of this helping to achieve the desired requirements by the structural engineer. It would also provide more space on the Southern boundary allowing for ease of build ability as noted by the main contractor.

In regards to the approved dwelling, no changes to overall ridge height, ground level, window locations or overall bulk/shape/scale of the dwelling would change in any way. Therefore no further impact to any neighbours, in fact the increased separation from 19 Thompson street arguably reduces “impact” by providing greater separation between the two dwellings.

The new location does not place the dwelling closer to any trees (located further away now). Partly due to the removal of the store room at the Western end of the dwelling, as well as the new pier locations. During the Construction Certificate stage, a tree root mapping report was commissioned as part of the conditions of consent and is attached with this modification as reference.

Both Geotechnical engineer and Bushfire consultants have confirmed that the adjustment to the dwelling creates no further modification required to reports submitted for the approved DA.

After conversations with local contractors and residents, a new wastewater report was commissioned to confirm the best management of wastewater for the site and its owners. This is included with the modification and is to replace the previously submitted report.

3. CONCLUSION

As demonstrated, the proposed modification has minimal environmental impact to the neighbours, the overall ecological environment of the site, or does it create additional risk to the occupants of the site.

It is recommended that the proposed modification is worthy of approval.

