

Statement of Environmental Effects

**50 Cowan Drive
Cottage Point**

12/12/2019

Introduction

This statement of environmental effects is submitted to Northern Beaches Council (ex. Willoughby Council) in support of a development application for alterations and additions to an existing dwelling.

The DA seeks approval pursuant to Section 80(1) of the Environmental Planning and Assessment Act, 1979 for the following.

- Internal renovation, including new kitchen
- New fire rated windows

The application for the Construction Certificate will be sought separately later and is not part of this submission.

Brad Inwood Architects has prepared this report and the design of the proposed works.

This report should be read in conjunction with the supporting information submitted. The report describes the site, and its environs, the proposed development and includes an assessment of the proposal in terms of the matters for consideration as listed under section 79C(1) of the Act.

Site Location and Context

The site is located to the north side of the Cowan Drive, Cottage Point

The site is located in Northern Beaches Council.

The site is located in a bushland setting.

Site Description and landform topography

The site is known as Lot 24, in DP 5204 and has an area of 1109.9m².

The site has a fall from the front to the rear of the site of 30m.

The site is planted and surrounded by native trees.

Cowan River is to the north of the site.

Existing Development

Presently on the site is an existing two storey free standing dwelling with basement.

There is a carport to the front of the site.

The house is approximately 50 years old and is generally in satisfactory condition, with lightweight timber walling and a metal roof.

All previous activities undertaken on the site would be typical for a residential development in the area.

It is believed that the site is not affected from contamination and no remediation to the site is required.

The site is fully fenced.

Surrounding Development

Existing development in the vicinity is characterised by residential developments ranging from single, two and three storey dwellings, with the later mainly due to the severe fall to the sites in the area.

Relevant Instruments and Planning Controls

This section of the SEE outlines the environmental planning framework applicable to the proposal, including State Environmental Planning Policies, Local Environmental Plans and the like. An assessment of the proposal against the identified framework is provided in Section 6 below.

Legislation

- The Environmental Planning & Assessment Act, 1979 (as amended) (EPA Act).

State Environmental Planning Policies or Deemed Policies

- SEPP (Building Sustainability Index: Basix) 2004.
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP No. 19 - Bushland in Urban Areas
- SEPP No. 21 - Caravan Parks
- SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land
- SEPP No. 33 - Hazardous and Offensive Development
- SEPP No. 39 - Spit Island Bird Habitat
- SEPP No. 50 - Canal Estates
- SEPP No. 55 - Remediation of Land

- SEPP No. 62- Sustainable Aquaculture
- SEPP No. 64 -Advertising and Signage
- SEPP No. 65 - Design Quality of Residential Flat Development.
- SEPP (Housing for Seniors or People with a Disability) 2004: (Does not apply to land to which
- State Environmental Planning Policy Kurnell Peninsula) 1989 applies)
- SEPP (Major Development) 2005
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SEPP (Infrastructure) 2007

Local Environmental Plans

- Willoughby Local Environmental Plan 2011

Development Control Plans

- Willoughby Development Control Plan 2011

This section of the SEE provides an assessment of the proposal against the environmental framework outlined in Section 5 above. The assessment demonstrates the proposal's compliance with the framework.

State Environmental Planning Policies or Deemed Policies

Legislation

a) The Environmental Planning & Assessment Act, 1979 (as amended) (EPA Act)

The EPA Act provides the overarching framework against which most proposed developments are assessed. This SEE provides an assessment of the proposed development against the relevant framework, as triggered by the EPA Act, in particular Section 79C. In particular, relevant environmental planning instruments, development control plans, as well as the proposal's environmental impacts, are addressed below.

State Environmental Planning Policies or Deemed Policies

a) SEPP (Building Sustainability Index: Basix) 2004

The BASIX SEPP seeks to contribute to environmentally sustainable design for new residential developments. DAs involving most residential development are required to be accompanied by a 'BASIX certificate'. Such certificates itemise a range of water and energy saving measures which are required to be implemented in the development in order to lessen the demand on natural resources.

A BASIX certificate is included in the DA.

b) SEPP (Exempt and Complying Development Codes) 2008

Not applicable to this development.

c) SEPP (Affordable Rental Housing) 2009

Not applicable to this development.

d) SEPP No. 19 - Bushland in Urban Areas

Not applicable to this development.

e) SEPP No. 21 - Caravan Parks

Not applicable to this development.

f) SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)

Not applicable to this development.

g) SEPP No. 33 - Hazardous and Offensive Development

Not applicable to this development.

h) SEPP No. 39 - Spit Island Bird Habitat

Not applicable to this development.

i) SEPP No. 50 - Canal Estates

Not applicable to this development.

j) SEPP No. 55 - Remediation of Land

Not applicable to this development.

k) SEPP No. 62- Sustainable Aquaculture

Not applicable to this development.

l) SEPP No. 64 -Advertising and Signage

Not applicable to this development.

m) SEPP No. 65 - Design Quality of Residential Flat Development.

Not applicable to this development.

n) SEPP (Housing for Seniors or People with a Disability) 2004: (Does not apply to land to which State Environmental Planning Policy Kurnell Peninsula) 1989 applies)

Not applicable to this development.

o) SEPP (Major Development) 2005

Not applicable to this development.

p) SEPP (Mining, Petroleum Production and Extractive Industries) 2007

Not applicable to this development.

q) SEPP (Infrastructure) 2007

Not applicable to this development.

Local Environmental Plans

a) Willoughby Beaches Local Environmental Plan 20131

The proposal would be consistent with such outcomes given it will not result in any unreasonable environmental impacts.

Site Suitability

Having regard to the characteristics of the site and its location, the proposed residential dwellings are considered appropriate in that.

- The site is zoned to accommodate the proposed dwelling.
- The extent of the works are minor in nature and result in negligible change to the existing dwelling.
- The size and dimensions of the site are appropriate for the accommodation of the proposal whilst achieving compliance with the relevant planning controls.
- The proposed development will not result in any material environmental impacts to the adjoining properties and the surrounding public domain, particularly in relation to overshadowing, views, privacy, overlooking and access to daylight and natural ventilation.
- It will have positive social and economic impacts.
- The proposed works do not detract from the existing dwelling or streetscape.
- The site is fully serviced and existing services can accommodate the demand generated by the proposal.
- The proposal will not result in any adverse traffic impacts.

- The scale, height, and form of the building are generally consistent with the streetscape.
- The proposed use, density and scale of the development is appropriate to other allotments in the near vicinity.
- Furthermore, as detailed throughout this Statement of Environmental Effects, the proposed development will not result in any material environmental impacts and it is therefore considered that the site is suitable for the proposed development.

Zoning

The site is zoned E2 environmental living residential and the proposed works are permissible to the site

FSR

There is no change to the FSR of the dwelling.

Gross floor area of proposed dwelling	189.0m ²
Area of site	1,109.9m ²
FSR	0.17:1

There is no maximum FSR nominated on the Council's site maps at present, but the gross floor area is less than the maximum 380m² for a site up to 899m².

Height

There is no change to the height of the dwelling from the proposed works.

The proposed works comply with the maximum permissible height of 8.5m for the site.

Heritage Conservation

The dwelling is not a heritage item.

The dwelling is not located in a Heritage Conservation Zone.

Setbacks

There is no change the front, rear and side building setbacks from the proposed

Bushfire

The site is in a bushfire zone and a bushfire report accompanies this submission.

Landslip

The site is in a landslip area. Due to the extent of the works being only internal and minor in nature, a Geotechnical report is not required.

Fences

There is no change to the site fencing from the proposed works.

Site Coverage

The proposed site coverage is 169m² or 15% of the site.

Visual Privacy

Visual privacy to the dwelling and surrounding dwellings is maintained from the proposed works.

Acoustic Privacy

There is no change to the acoustic privacy of the site from the proposed works.

Views and Outlook

There is no loss of views or outlooks from the proposed works.

Carparking

There is no change to the carparking of the site from the proposed works. The current driveway and carport is not changed from the proposed works.

Aboriginal and Colonial Heritage

There is no known aboriginal or colonial heritage to the site

Private Open Space

The site has sufficient open space throughout the allotment.

Landscaping

The proposed landscaping to the site is 849m² or 76.5%.

Tree Preservation

All trees to the site will be maintained from the proposed works. No tree removal is part of the application.

Energy Efficiency

The design has tried to capture environmental efficiency within the dwelling.

Insulation to the walls and roof will be used as per the basic requirements.

Windows to the dwelling can be opened on opposite walls to allow for natural passive breezes through the dwelling.

Stormwater Drainage

There is no change to the roof or stormwater from the proposed works.

Cut and Fill

There is no topography change to the site to from the proposed works.

Waste and Recycling

The existing waste and recycling program using recycling, organic and general waste will continue.

Garbage bins can be stored in either the garage or to the side of all the dwelling, and the occupier of the dwelling will bring their own bins out on each garbage night.

Construction

A demolition and Construction Management plan is attached which sets out the following.

- Site safety
- Access to the site
- Storage of materials on the site
- Construction measures
- Demolition and removal of waste
- Excavation
- Asbestos removal
- Lead removal
- Pollution control measures
- Erosion and sedimentation control measures
- Permit requirements
- Landscape management plan

Waste Management Plan

A waste management plan has also been submitted which includes the following

- The disposal of existing materials and waste on site
- The disposal of waste generated during construction
- The continual waste production through use of the dwelling

Utilities

The utility services currently available to the site include electricity, telecommunications, sewer and stormwater. It is anticipated that the proposed works will not have any adverse impact on the provision of the available services.

Contamination and Remediation

The site and adjoining properties have always been used for residential purposes. It is assumed that the site is not contaminated.

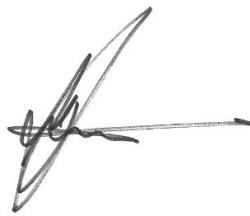
Conclusion

The proposed works to 50 Cowan Drive, Cottage Point is appropriate development in that.

- The site is zoned to accommodate the proposed dwelling.
- The size and dimensions of the site are appropriate for the accommodation of the proposal whilst achieving compliance with the relevant planning control.
- It provides high quality architectural design and harmonises with the historical nature of the streetscape.
- It includes sound practices in relation to environmentally sustainable development
- The proposed development will not result in any material environmental impacts to the adjoining properties and the surrounding public domain, particularly in relation to overshadowing, views, privacy, overlooking and access top daylight and natural ventilation.
- It will have positive social and economic impacts.
- The proposal will not result in any adverse traffic impacts.
- The scale, height, and form of the building are generally consistent with the streetscape.
- The proposed use, density and scale of the development are appropriate to other allotments in the near vicinity.

- It will not change the visual appearance of the dwelling from the street.
- Furthermore, as detailed throughout this Statement of Environmental Effects, the proposed development will not result in any material environmental impacts and it is therefore considered that the site is suitable for the proposed development.
- It is consistent with the strategic principles, aims and objectives of the relevant environmental planning instruments and development control plans

In respect to the above, it is considered that the proposed works are compatible with appropriate development within the area and should be given development consent with the relevant conditions suitable.



Brad Inwood
B(Arch) UNSW B(Urp)UNE
AIA Chartered Architect 7108
Nominated Architect Brad Inwood

Photos



View from rear terrace



Eastern side of the site



Existing carport