
STATEMENT OF ENVIRONMENTAL EFFECTS

To accompany a Section 96(2) Modification
to approved DA 2014/0994

For Alterations & Additions to Existing Studio & Pavilion
at No. 56 Cowan Drive, Cottage Point

Issue A – March 2015

Prepared by Archispectrum

Suite C5, 8 Allen St, Waterloo NSW 2017
Ph: 02 80034074 | mob: 0419 670 108 | email: office@archispectrum.com.au

1. INTRODUCTION

This statement has been prepared to accompany a Section 96 application to modify Development Consent 2014/0994 for alterations and additions to the existing studio and pavilion at 56 Cowan Drive, Cottage Point.

This Statement of Environmental Effects (SEE) relates to an application by Archispectrum Pty Ltd to amend Development Consent No. 2014/0994 dated 18 July 2014, which granted approval for the "alterations and additions to existing studio ancillary to dwelling house". This consent relates to the land at 56 Cowan Drive, Cottage Point.

The purpose of this statement is to demonstrate that the proposed modifications to the current approval are minor modifications that do not result in any detrimental impact to the neighbouring properties.

2. SITE & CONTEXT ANALYSIS

2.1. Subject Site Description

The site comprises of Lot 561 in DP 1041903 known as No. 56 Cowan Drive, Cottage Point. The area of the site is 518m². The site is a battle-axe allotment with a fan shape, accessed via a road widening from Cowan Drive. The allotment widens towards Cowan Creek. The approximate length of the site measured along the north-eastern boundary is 31m and measured along the south-eastern boundary is 41m. The allotment and the existing buildings on site are orientated approximately East to West. There is a significant fall across the site of approximately 21m from RL 22.64 near the eastern boundary to RL 1.51 at the western boundary to the water.

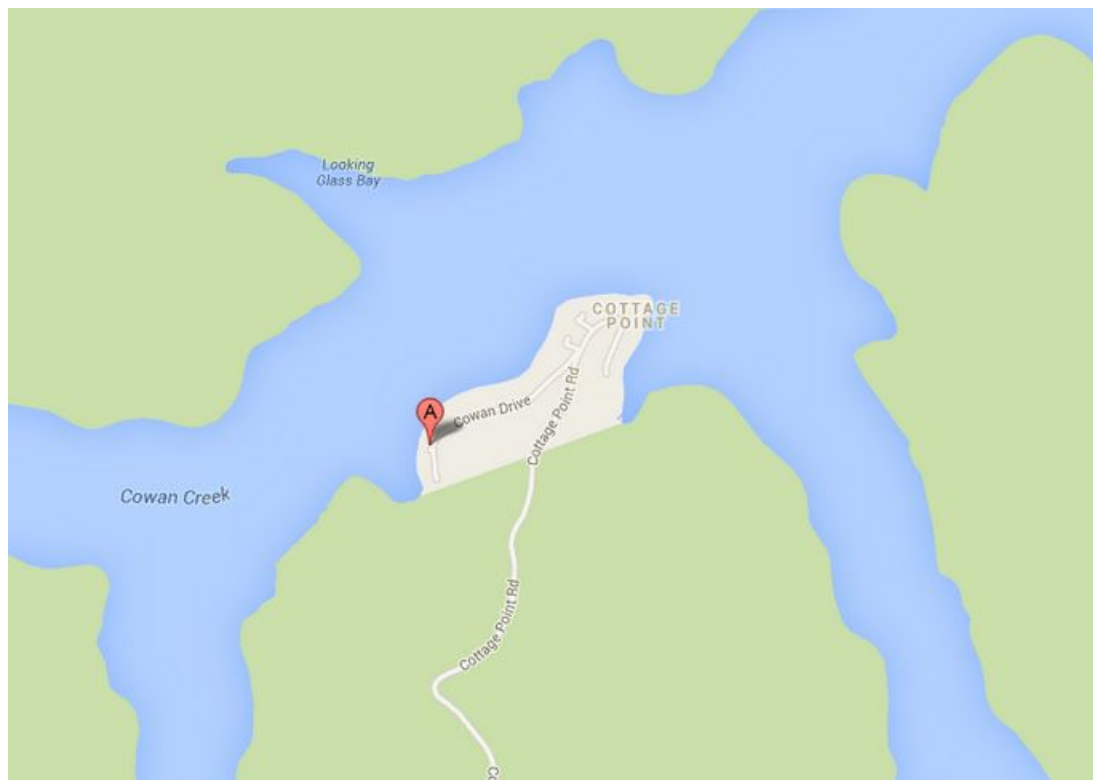


Figure 01: Map of site location (Google Maps accessed 08.07.14)

3. CURRENT APPROVAL

The application in its current form has approval for alterations and additions to existing studio ancillary to dwelling house.

Development Application Consent No. DA2014/0994

Date of Consent: 11 December 2014

4. PROPOSED MODIFICATIONS

This Section 96 application seeks approval for the following modifications, as depicted on the Architectural drawings submitted with this application:

- revised BBQ area to include pizza oven and storeroom
- addition of column to patio near northwest corner of site
- extension of Studio balcony

5. CONSIDERATIONS

5.1. Assessment of impact of proposed modifications

The proposed modifications are restricted to the exterior of the pavilion and have minimal impact to neighbouring properties. The revised BBQ area improves the amenity of the occupants, providing a larger and more versatile space to entertain. The extension of the balcony covers the BBQ area and patio, providing cover against adverse weather.

The proposed amendments to development application consent DA2014/0994 are minor in nature and have no significant impacts that would affect surrounding properties.

5.2. Assessment against relevant planning controls

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Part 4 Principal Development Standards

4.3 Height of Buildings

The height of a building on the subject site is not to exceed 8.5 metres, the maximum height shown by the WLEP Heights of Buildings Map.

Comment

No modifications are being made to the height of the building. The proposal complies with the LEP height of building provisions.

Part 5 Miscellaneous Provisions

5.7 Development below mean high water mark

Comment

No works are proposed beyond the mean high water mark. The modifications are contained within the property boundaries.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011

Part B Built Form Controls

B5 Side Boundary Setbacks

Requirements

Development is to maintain a minimum setback from side boundaries of 0.9m as shown on the DCP Map Side Boundary Setbacks.

Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.

Comment

The modifications maintain the approved setbacks.

Part D Design

D6 Access to Sunlight

Requirements

- 1. Development should avoid unreasonable overshadowing any public open space.*
- 2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.*

Comment

The proposed modifications do not create any additional overshadowing impacts. The modifications remain on the northern-most corner of the site and will have no impact on the neighbouring site to the south due to the considerable distance and the topography of the site. The neighbouring site to the south of the property is uninhabited regardless, being a bushland reserve. The proposal satisfies the access to sunlight provisions of the DCP.

D7 Views

Comment

The proposed modifications are minor and don't affect any existing views from the neighbouring sites or surrounding public spaces.

6. CONCLUSION

The proposed modifications to approved DA2014/0994 for the alterations and additions to existing studio ancillary to dwelling at 56 Cowan Drive, Cottage Point are minor in nature and remain consistent with the objectives and relevant provisions of Warringah Council's Planning Instruments.

The proposed modifications do not create any additional impact on the neighbouring buildings nor the streetscape. In this regard we trust that the council will support our Section 96 Modification and grant the necessary approval.