



Fortey + Grant Architecture

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Project: 36A COWAN DRIVE COTTAGE POINT , NSW 2087

S961A STATEMENT OF ENVIRONMENTAL EFFECTS

EXISTING APPROVAL

The design for 36A Cowan Drive, Cottage Point was approved on 30th of May 2013
The DA number is 2013/0025

PROPOSED AMENDMENTS

It is proposed to-

- 1 -Delete the external steel stair connecting the lowest level (level 1) with the entrance level (level 3).
- 2 - Extend the external stair down from level 2 to level 1.
- 3 - Add a lift that connects all levels to the driveway level.

These changes are minor and approvable under a S961A.

IMPACTS OF PROPOSED AMENDMENTS

The removal of the external stair reduces the overall bulk of the development and its impact on the surrounding area. This is a positive outcome.

The extension of the internal stair increases the amount of excavation minimally. It has no impact on the appearance of the building but allows the positive impact of the deletion of the external stair to take place. It has a positive impact on the building's level of amenity as it allows internal access to level 1 which is a vast improvement on the access provided by the deleted external stair.

The lift impacts on the front elevation in that a recess has been created at the back of the open carport which acts as the lift foyer at driveway level. This is a small change that will largely be screened from view by parked cars. As a recess it does not protrude past the approved building envelope. The impact of this minor change is neutral. The lift overrun protrudes through the roof. This protrusion is in the centre of the roof and lower than the highest point of the roof and the approved solar panels on the roof. It does not impact on shadows and is not visible except from above. This protrusion's impact is also neutral. The lift adds a little bit to the excavation volumes. This is a minor negative impact. The lift adds to the amenity of the design by effectively making the whole house accessible. This is a positive outcome

CONCLUSION

The proposed changes are minor have little environmental impact. They represent a positive outcome in terms of building bulk and amenity. The proposed changes are worthy of approval.

Regards James Grant
Fortey & Grant Architecture