



August 2015

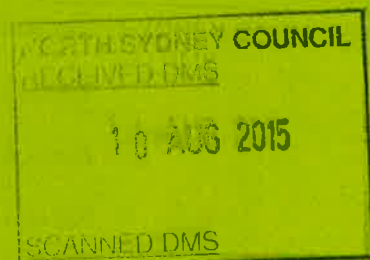
11 Cowdroy Avenue

Cammeray, NSW

Planning Proposal

For G+K Holmes

Design Department Pty. Ltd.





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01

Executive Statement

OVERVIEW

The proposal is seeking to initiate an amendment to the North Sydney Local Environmental Plan 2013 to allow for an existing addition at 11 Cowdroy Avenue to be used for residential purposes.

The subject property 11 Cowdroy Avenue is currently located within an Environmental Living Zone and immediately adjacent to and partially encompassed by a R2 Low Density Residential Zone.

The buildings on the subject property were built in accordance with the approved 1999 Development Application with the primary property for living, and the rear addition for an office and partial dwelling studio use.

Over time since the approval the owners circumstances have changed arising the need for the use to alter of the design studio addition. Accordingly, this planning proposal requests for the addition to be used as a dual occupancy residence in alignment with the neighbouring R2 properties.

PROPOSED LEP AMENDMENT

To facilitate the objective of allowing the use of the addition for residential purposes, amendments to the NSLEP 2013 are required. An amendment to the land use zoning applicable to the site to allow this objective to be reached are sought. Three options are proposed for consideration:

1) Extending the R2 Zone from the Neighbouring Property

Whilst the **above is the preferred approach**, two other means of achieving the objectives and intended outcomes have also been reviewed in this Planning Proposal.

2) Making a Dual Occupancy Permissible in the Existing E4 Zone

3) Making the Dual Occupancy Permissible on the Subject property

SUITABILITY FOR RESIDENTIAL PURPOSES

The addition is considered to be suitable for residential use due to the following:

- Great **solar access** and **cross ventilation** through the spaces
- The addition is located on the South of the site with direct easy access from the existing dwelling as well as **its own entry and exit** point onto Stratford Street.
- There would be absolutely **no change to the amenity** of any existing property or neighbour as the addition is existing.

-
- The neighbouring property to the West is a 13 Unit apartment complex, to the East is a site with 3 detached Townhouses, and to the East and South on Alan Street exist primarily Duplexes and Dual Occupancies. This is suggestive of a positive response to the **suitability of the site to become a dual occupancy.**
 - There would be **no requirement to provide any additional off street parking** or accommodate for any on street parking provisions. **No additional infrastructure** or burdens on surrounding road networks would be incurred.
 - The additions built-use as an independent Design Studio means provisions for wet spaces are already installed and would require **no further construction work or reconfiguration.**
 - The provision of diverse housing typologies in what would otherwise be an unused Design Studio property on the site is **consistent with the aims of the broader Sub-Regional State Planning Policy 'A Plan for Growing Sydney', the North Sydney Residential Development Strategy 2009, the North Sydney Community Strategic Plan 2013-2023, and the State Environmental Planning Policy Affordable Rental Housing 2009.**

Therefore, following the analysis conducted through this proposal of the immediate site, its surrounding context and the Regional and Sub Regional Planning Policies of North Sydney a strong merit of this Planning Proposal is demonstrated. It is therefore urged that this Planning Proposal for 11 Cowdroy Avenue be favourably considered by Council and it is forwarded to the Department of Planning and Infrastructure (DP&I) for LEP Gateway determination in accordance with the Environmental Planning and Assessment Act, 1979.

02

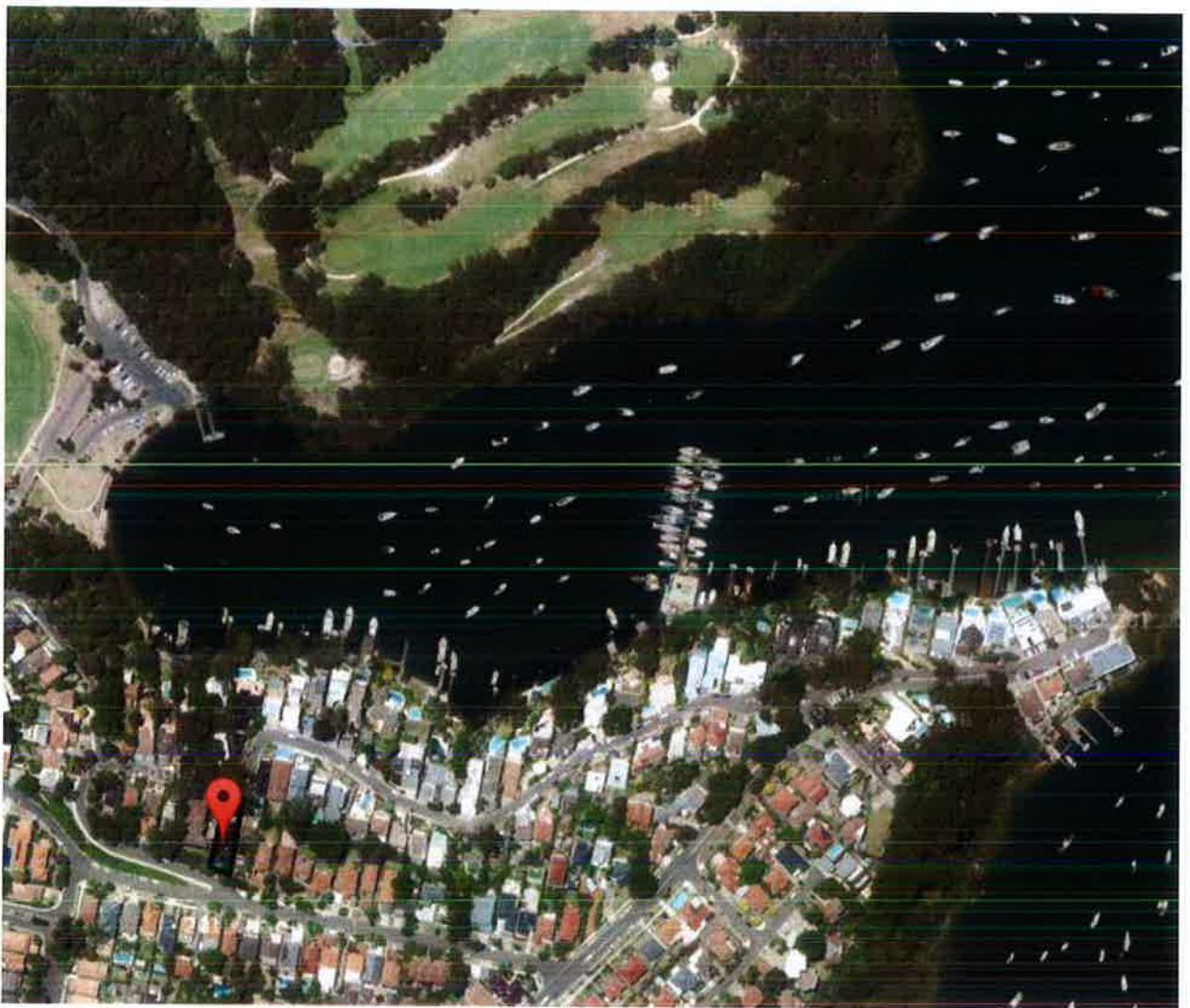
Site Location + Description

SITE LOCATION

The property is located within North Sydney Council's Tunks Ward.

The site, 11 Cowdroy Avenue Cammeray NSW is legally identified as Lot 62, D.P. 8933. The site area as surveyed is 520m with a 10.67m frontage to Cowdroy Avenue and a 12.77m frontage to Stratford Street. The property is considerably steep falling 17 metre's over an average distance of 45 metres.

The property has a dual frontage and was originally built in the 1950's. Whilst the property has a northerly aspect the main original planning orientation of the house was to the west, which at the time was a creeked valley and bush.

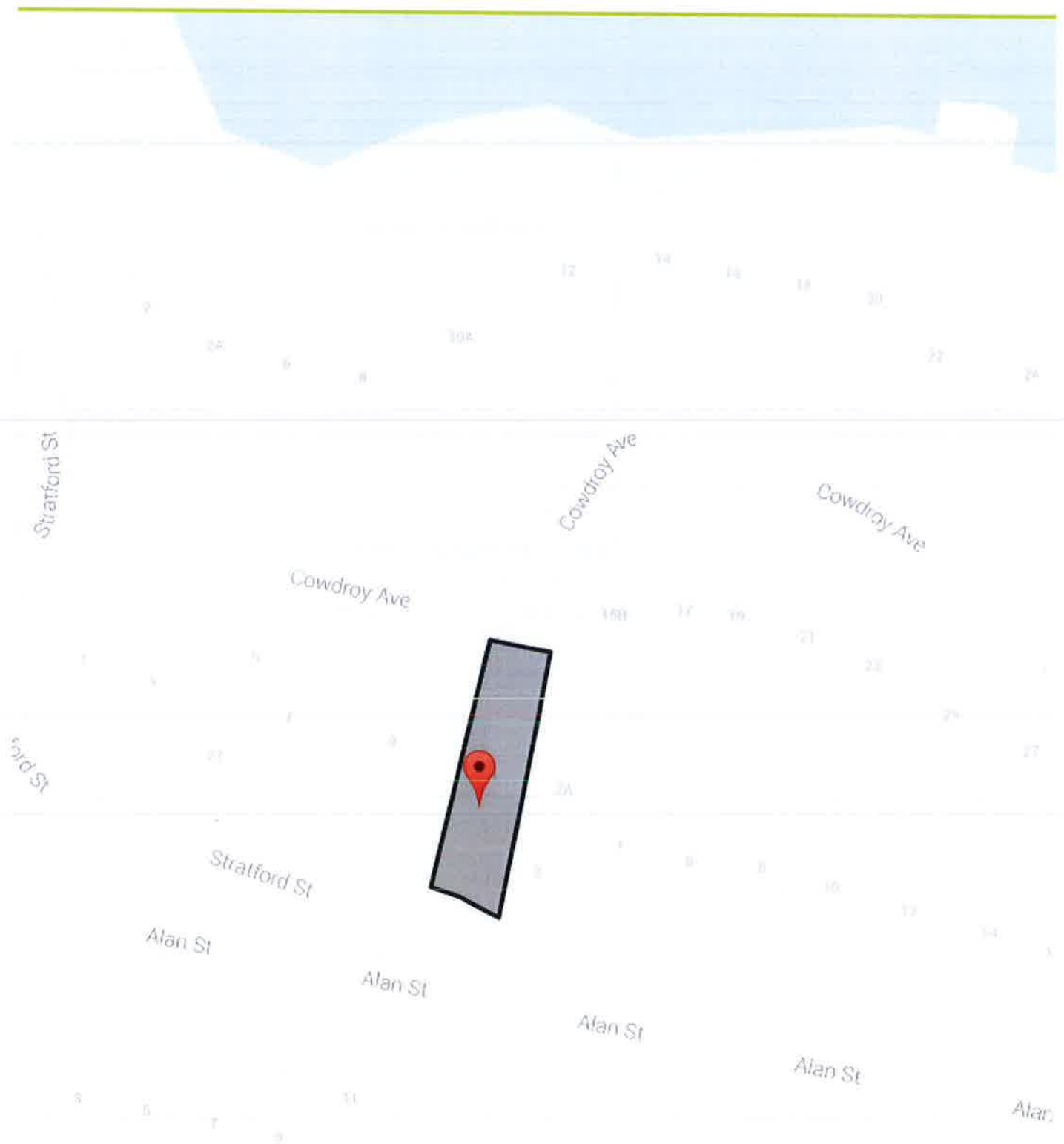


SITE LOCATION MAP _ SHOWING SUBJECT SITE AND SURROUNDING LAND

SITE DESCRIPTION

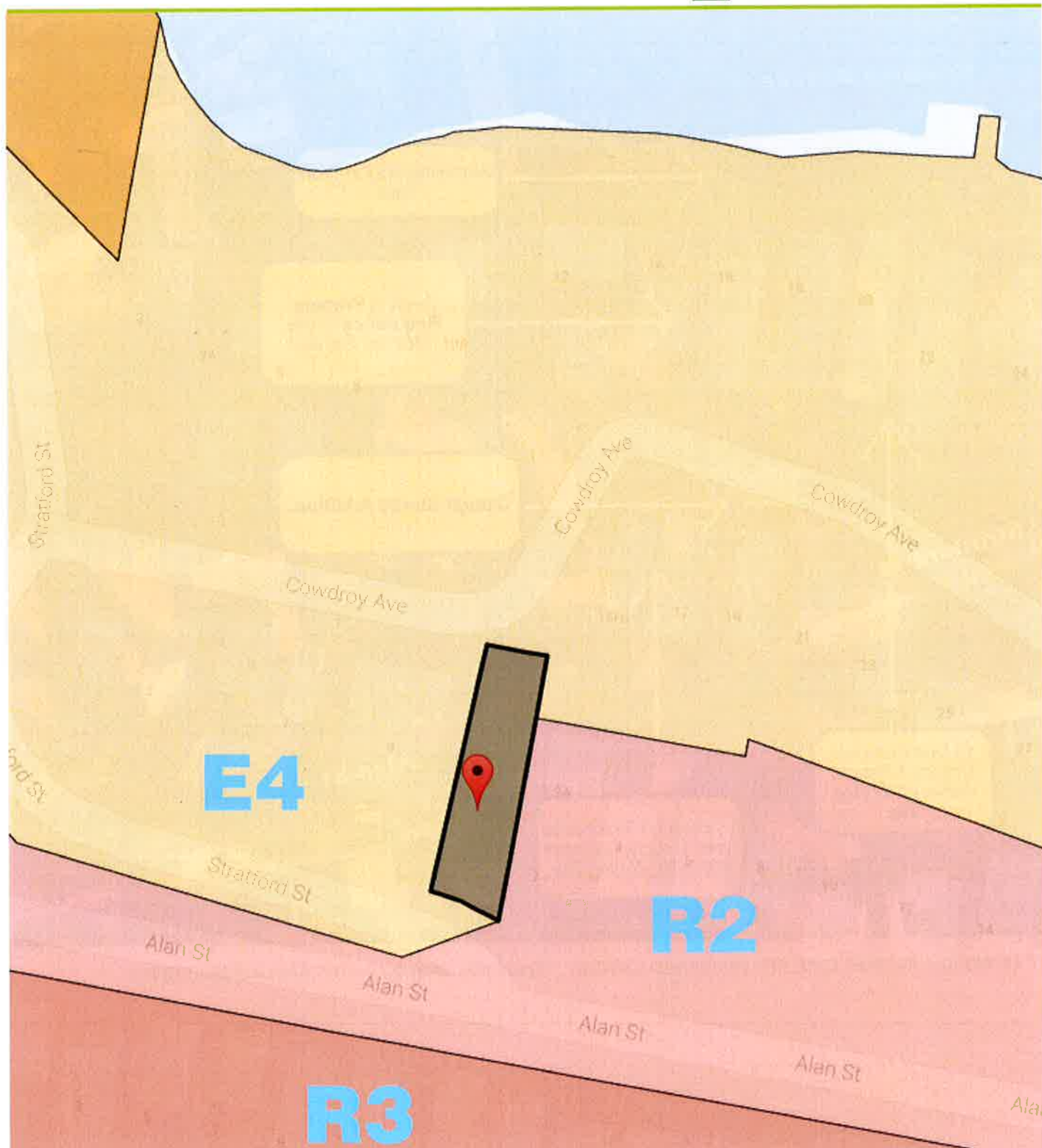
TABLE 1 - SITE DESCRIPTION

	DETAILS
PROPERTY ADDRESS	<i>11 Cowdroy Avenue, Cammeray</i>
LEGAL DESCRIPTION	<i>Lot 62 DP8933</i>
SITE AREA	<i>520m²</i>
LAND OWNERSHIP	<i>Glenn and Kimberley Holmes</i>



SITE LOCATION MAP _ SHOWING SUBJECT SITE AND SURROUNDING LAND

- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- P1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- IN4 Working Waterfront
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation



SITE ZONING MAP SHOWING SUBJECT SITE AND SURROUNDING LAND



11 COWDROY AVENUE EXISTING BUILDINGS LAYOUT _ SHOWING SUBJECT SITE AND SURROUNDING



STRATFORD STREET VIEW OF THE DESIGN STUDIO - DUE TO THE SLOPE THE ADDITION HAS A SINGLE STOREY SUBTLE PRESENCE ON THE STREETScape.



VIEW OF THE DESIGN STUDIO FROM THE EXISTING PRIMARY RESIDENCE WITH THE 13 UNIT COMPLEX TO THE WEST.

SITE FEATURES

TABLE 2 - SITE FEATURES

	DETAILS
TOPOGRAPHY	<i>The property is considerably steep falling 17 metre's over an average distance of 45 metres. The existing Design Studio takes advantage of the varying levels to ensure solar access, privacy and an outlook.</i>
SITE LAYOUT AND BUILT FORM	<i>Built development includes the existing Two Storey Primary Residence and the existing Two Storey Design Studio Addition to the south of the site.</i>
VEHICLE ACCESS	<i>There is currently a 2 car garage accessed off Cowdroy avenue for the primary residence.</i>
PEDESTRIAN ACCESS	<i>The site has dual access from both Cowdroy Avenue and Stratford Street.</i>
PROXIMITY TO PUBLIC TRANSPORT	<i>The residence is in close proximity to a well, used bus stop at the eastern end of Carter Street intersecting Cammeray Road being approximately 200 metres distance.</i>
FLOOD RISK	<i>Not Flood Affected.</i>
UTILITY SERVICES	<i>All services are currently available to the site.</i>
FIRE RISK	<i>The property is not within an indentified fire prone area.</i>

03

Site Narrative ... so far.

In early 1994, Glenn and Kimberley Holmes purchase 13 Cowdroy Avenue ...

In 1994, Glenn and Kimberley Holmes purchased 13 Cowdroy Avenue, Cammeray.

At the time of purchase attached and detached residences were allowable in residential 2(a) zones which ceased on 30 June 1994.

The Development Application is submitted to council, and approved for an extension of the residence and a boutique office ...

The intended use of the building was as drawn and stated in the Development Application and the Statement of Environmental Effects submitted to council on the 9th September 1999.

The DA was approved 3 months later, being for residential use as an extension of the primary residence and for the boutique office of 'Design Department' to operate from the Studio Residence.

The Development Application had a Special Condition attached...

At the time of approval the applicants were prelexed by the Special Condition No 2 being the Studio structure at the rear of the site, not being able to be used as a separate dwelling or for commercial or industrial purposes.

Whilst at the time of approval they thought it to be a rather onerous condition, they did not concern themselves with it as their main focus was the building work associated with the principle residence including the pool and garage area.

Construction Commences...

Construction commenced in 2000 on the principle residence and was completed in 2 stages over 3^{1/2} years.

The Global Financial Crisis hits!

However after completion of the Primary Residence, construction on the Design Studio Addition was quickly halted shortly after excavation due to the uncertainty of the economy with the Global Financial Crisis.

Construction Begins Once Again...

When the economy showed signs of improvement and business "picked up" for Design Department, construction recommenced.

The clients interior design firm merges with a much larger practice post the Global Financial Crisis.

When the construction was nearing lockup 'Design Department', the owners interior business, merged with a much larger practice.

The merger/take-over of Design Department led to a replan of the addition to be repurposed for a Studio Residence use.

The Development Application [DA 222/00] indicated that the two buildings would be attached due to the immediate rear access points between the buildings for the then intended immediate use between both buildings. However, due to the circumstances above, this was no longer required by the clients.

**Circumstances cause the need to replan, reuse, repurpose, reutilise...
The clients approach Council.**

At the end of March 2013 a Section 96 was submitted to North Sydney Council for DA 222/00. The main emphasis of the Section 96 revolved around the reason for the imposition of the conditions and inparticular the Special Condition No 2.

This replanning is reflected in the NSC Section 96 Submission and council site visit, which demonstrated the intended Studio being used for the purpose of a seperate residence.

The Addition's amenity into becoming a Studio Residence is studied.

The Studio Residence suited being fully used as a secondary dwelling due to the full privacy between it and the primary residence.

Due to its east-west orientations of the rooms to the lower level and the Addition's upper level elevated northern outlook above the roof of the primary residence, both levels of the studio space gain all necessary solar needs and vantages.

The studio residence is seen to not affect the amenity of its neighbours. It also has no privacy issues, and receives high levels of solar access and natural ventillation.

The visual and acoustic privacy needs between both buildings has been fully achieved based on the above mentioned design orientations and neither party would know that the other existed.

There are no amenity impacts for the occupants of the two dwellings on the site, nor for the immediate neighbouring property of 2 Alan Street who will maintain full privacy and solar consideration.

The Section 96 Alterations are completed...

When the Studio Residence was altered in the 2013 NSC Section 96, it was also viewed that the attachment between the two dwellings was no longer required, therefore was not built. However, If there is now a need for the attached element or semi-detached element between the two buildings to maintain a planning descriptive, this can be reinstated as a design need.

This Planning Proposals Objective...

In 2015, this Planning Proposal is submitted to:

- rezone the site to become an R2 Low Density Residential Zone,
- or, add 11 Cowdroy Avenue to the Schedule 1 Additional Permitted Uses' within the North Sydney Local Environmental Plan 2013.

The above would allow for the existing "Design Studio" addition at 11 Cowdroy Avenue to be used for affordable housing residential purposes.

04

The Context

ATTACHED DWELLINGS

The applicants purchased 13 Cowdroy Avenue Cammeray (Rates notice 11A Cowdroy Avenue) in 1994. At the time of their Development Application they adhered to the North Sydney Local Environmental Plan 1989 that defined an attached dwelling as:

“attached dwellings” means a building on a single allotment containing two or more dwellings, each dwelling having an individual entrance and access to a courtyard at natural ground level, being a dwelling no part of which is superimposed on any part of another dwelling (except parking spaces) and includes dwellings in a row of 2 or more dwellings attached to each other such as are commonly known as townhouses.

Therefore, as the existing Development Application deems and refers to the the property including its addition as Attached Dwellings, it is upon this the case for precedents within the area should be based.

The attachment between the two dwellings has not yet been built. If there is now an immediate need for the attached element between the two buildings to be built to suit the planning descriptive, this can be done immediately as per the still current approved Development Application.

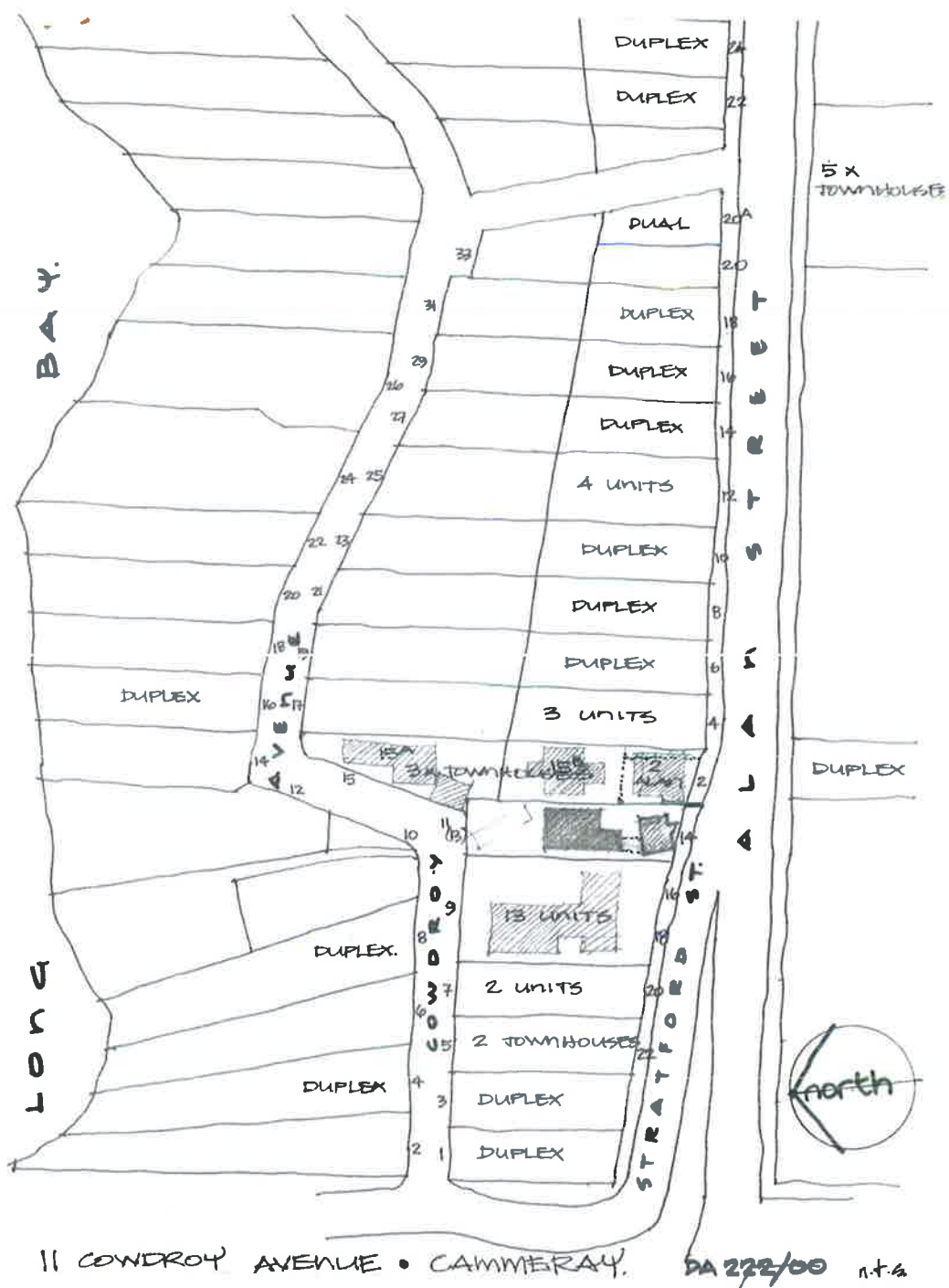
PRECEDENCE

When the applicants occupied the now 11 Cowdroy Avenue, 5 Cowdroy Avenue was constructing an attached dwelling, with garaging and accessibility from Stratford Street.

It is also to be noted that 7 Cowdroy Avenue consisting of a Duplex also has dual access from both Cowdroy Avenue and Stratford Street (20 Stratford Street).

Approximately one year later the applicants were notified by North Sydney Council with a map [Appendix C] noting the access 5 Cowdroy Avenue's new dwelling at the rear was being provided a street address number of 22 Stratford Street.

The plan indicated Stratford street numbering and allocated 14 Stratford Street to the rear of 11 Cowdroy Avenue (adjacent to 2 Alan Street) [Appendix C].



ALAN STREET



These property usages on Alan St consist of the following:

2 Alan Street	3 x Detached Townhouses (2x Townhouses with Cowdroy Avenue Addresses). It is also to be noted that directly opposite 2 Alan Street is a duplex.
4 Alan Street	3 x Units
6 Alan Street	Duplex
8 Alan Street	Duplex
10 Alan Street	Duplex
12 Alan Street	4 x Units
14 Alan Street	Duplex
16 Alan Street	Duplex
18 Alan Street	Duplex
20/20a Alan Street	Dual Occupancy
22 Alan Street	Duplex
24 Alan Street	Duplex
26 Alan Street	Duplex
28 Alan Street	Duplex
30 Alan Street	Duplex

COWDROY AVENUE



MAP OF COWDROY AVENUE

The immediate properties to the west of 11 Cowdroy Avenue being 9 Cowdroy Avenue to 1 Cowdroy Avenue, where Residential 2[a] zoning consists are:

9 Cowdroy Avenue	13 x Units
7 Cowdroy Avenue	2 x Units [20 Stratford Street]
5 Cowdroy Avenue	2 x Attached Townhouses [22 Stratford Street]
3 Cowdroy Avenue	Duplex
1 Cowdroy Avenue	Duplex

Also within the immediate Residential 2[a] zone of Cowdroy Avenue, duplex's exist at numbers 4, 8 and 16 being waterfront properties.

It is to be noted that visually the streetscape of the studio residence [14 Stratford Street] is single storey and therefore of low impact to the environment and surrounding amenities. Currently the council land between the studio and Stratford Street is awaiting planting [see below].



VIEW FROM STRATFORD STREET

The studio as a residence suits being a separate dwelling taking into consideration that it has its own entrance directly from the road, its own address [Appendix 'C'-14 Stratford Street as provided by North Sydney Council approximately 20 years ago] and gardens including a courtyard. The dwellings on the property are considered to be of a quality design, displaying low impact and "working" within the green environment. It is generally considered that the studio addition promotes the character and approaches the residential neighbourhood with sensitivity.

05

The Case For Change

SUITABILITY OF THE SITE FOR DUAL OCCUPANCY

The current Design Studio Addition is found to easily accommodate for a **repurposing to become a residence**, and allow the site to facilitate a dual occupancy. This is because:

- There would be absolutely **no change to the amenity** of any existing property or neighbour as the addition is existing.
- The neighbouring property to the West is a 13 Unit apartment complex, to the East is a site with 3 detached Townhouses, and to the East and South on Alan Street exist primarily Duplexes and Dual Occupancies. This is suggestive of a positive response to the **suitability of the site to become a dual occupancy**.
- There would be **no requirement to provide any additional off street parking** or accommodate for any on street parking provisions.
- **No additional infrastructure** or burdens on surrounding road networks would be incurred.
- The addition is not compromised on either side and has **great access to natural light and cross ventilation**.
- The addition is located on the South of the site with direct easy access from the existing dwelling as well as **its own entry and exit** point onto Stratford Street.
- There would be no need to provide any additional utilities as **all services are currently available on site**.
- The additions current use as an independent Design Studio means provisions for wet spaces are already installed and would require **no further construction work or reconfiguration**.
- The provision of Affordable Housing in the what would otherwise be an unused Design Studio property on the site is **consistent with the aims of the broader Sub-Regional State Planning Policy, the North Sydney Residential Development Strategy 2009, and the State Environmental Planning Policy Affordable Rental Housing 2009** (AHSEPP discussed further in 09_Part 03 Justification).



PROPOSED LAND ZONING EXTENT LEP AMENDMENT.

11 Cowdroy Avenue / Planning Proposal

06

Request to Prepare a Planning Proposal

The following subsections of this planning proposal have been prepared in accordance with the structure of the Department of Planning and Infrastructure's "A Guide to Preparing Planning Proposals".

Thus the planning proposal has been divided into the following four parts:

Part 1 : Objectives and Intended Outcomes

Part 2 : Explanation of Provisions

Part 3 : Justification

Part 4 : Community Consultation

07

Part 1

Objectives + Intended Outcomes

OBJECTIVES

The primary objective of the proposed rezoning is to **allow for the existing** "Design Studio" addition at 11 Cowdroy Avenue **to be used for affordable housing residential purposes.**

INTENDED OUTCOMES

The intent of the Planning Proposal is to allow for the existing Design Studio to be reused for residential purposes.

Current amenity provisions such as great access to light, views, ventilation, and easy independent pedestrian access/ entry will allow for a successful transition of the design studio addition.

To achieve this, an amendment to the land use zoning applicable to the site is required. The site is currently an E4 Zone, whilst its immediate neighbouring property is zoned **R2 : Low Density Residential.**

The intended outcome is to **amend the R2 boundary to include 11 Cowdroy Avenue,** and facilitate dual occupancy (attached) on the subject site enabling the changing use of the existing Design Studio for the suitability of affordable housing residential purposes.

08

Part 2

Explanation of the Provisions

OVERVIEW

The purpose of the Planning Proposal is to amend the North Sydney LEP to match its direct neighbouring property. The **site** is currently an **E4 Zone**, and its direct **neighbours** are a **R2 : Low Density Residential**.

The proposed amendment to the land use zoning would allow for the existing under utilised Design Studio on the property to be reappropriated as a residence.

The existing studio currently provides all amenity and requirements as outlined in the Affordable Housing State Environmental Planning Policy to be deemed suitable for residential purposes and would easily facilitate the change in use.

PROPOSED OUTCOME

The proposed outcome is achieved by amending the North Sydney LEP as follows:

- **1) Extending the R2 Zone from the Neighbouring Property:**
Amending the North Sydney Local Environment Plan Land Zoning Map applicable to 11 Cowdroy Avenue, Cammeray (Lot 62 DP8933) to rezone it as a R2 : Low Density Residential to match its direct neighbours.

Whilst the **above is the preferred approach**, two other means of achieving the objectives and intended outcomes have also been reviewed.

Alternatively to the above,

- **2) Making a Dual Occupancy Permissible in the Existing E4 Zone:**
Amending the North Sydney Local Environment Plan Zone E4 Environmental Living Land Use Table to include Dual Occupancy.
- **3) Making the Dual Occupancy Permissible on the Subject property:**
Amending Schedule 1 Additional Permitted Uses to identify 11 Cowdroy Avenue and notating Dual Occupancy is permitted with Development Consent.

This proposal is necessary to allow the use of what can now be described as a residence, albeit a small one (50m² footprint), that would otherwise not be used. In summary, the history of the project is noted in Section 3 and **changes in the economic climate have caused a change in use** to be considered for what had intended to be its use to support a home occupation for a designer with an additional bedroom and bathroom.

It would be **wasteful** if a small residence in the location could not be occupied by **people requiring this form of accommodation in the area**.

The situation can be rectified by up to 3 alternative courses of action, with the first listed below as the preferred option, and the third as a back up option.

The options are as follows:

- **1) Extending the R2 Zone from the Neighbouring Property:**

The subject property is **located adjacent to a** similar neighbouring properties that are actually zoned **R2 : Low Density Residential**.

In that zone the proposed attached **Dual Occupancy is permissible with Council consent**. As noted and shown above the two dwelling development is similar to many of the other developments in the adjoining Alan street, all within the R2 zone.

The approved development on the subject property is for an attached addition to the existing house although the physical attachment remains outstanding.

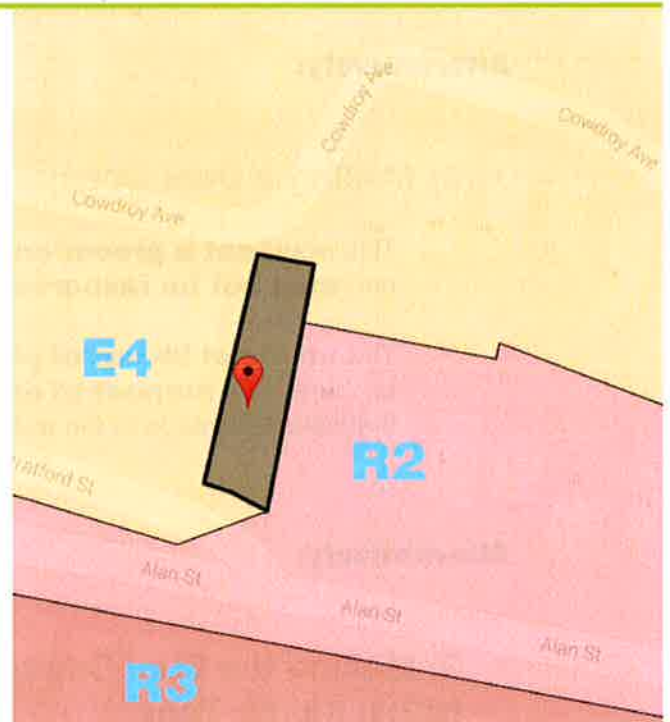
The objectives of the R2 zone as per the LEP are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage development of sites for low density housing, including dual occupancies, if such development does not compromise the amenity of the surrounding area or the natural or cultural heritage of the area.*
- *To ensure that a high level of residential amenity is achieved and maintained.*

From the above objectives, it is proposed that 11 Cowdroy Avenue is entirely suitable for a R2 zoning of the site and its future uses. This is because:

- *The nature of the surrounding developments which are similarly zoned and consist of medium density residential dwellings and dual occupancies.*
- *The current potentially redundant addition could contribute to the community by providing affordable housing to residents as per the North Sydney Residential Development Strategy 2009.*
- *The range of permitted uses within the R2 zone under the NSLEP 2013 would suit the existing design studio without causing any additional impediment to the amenity of residents of the area as it is already built.*

-  E4 Environmental Living
-  R2 Low Density Residential
-  R3 Medium Density Residential



SITE ZONING MAP _ SHOWING SUBJECT SITE AND SURROUNDING LAND

-  Site Boundary
-  Existing Primary Residence
-  Existing Design Studio
-  Neighbouring R2 Zone Property with 3 Detached Townhouses
-  Neighbouring E4 Zone Property with 13 units.



11 COWDROY AVENUE EXISTING BUILDINGS LAYOUT _ SHOWING SUBJECT SITE AND SURROUNDING

Alternatively:

- 2) Making a Dual Occupancy Permissible in the Existing E4 Zone:

This would **set a precedent** in that it would apply to all the E4 zones in the council area and **may not be favoured** for that reason.

This would **not be out of place in the E4 Zone** that is centred on Cowdroy Avenue as there are a **number of duplex's and divided dwellings along the Avenue** that take advantage of the waterfront and/or the views over the water.

Alternatively:

- 3) Making the Dual Occupancy Permissible on the Subject property within the E4 Zone:

This would take the form of **an addition to The Schedule of Additional Permitted Uses**, first identifying the land or property as "11 Cowdroy Avenue that is also 14 Stratford Street" and noting that on that property "Development for the purposes for a **dual Occupancy is permitted with development Consent**".

09

Part 3

Justification for the Proposal

SECTION A - NEED FOR THE PLANNING PROPOSAL

Q1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not the direct result of any strategic study or report, but rather has been developed in response to the change in the clients work structure. As the client no longer runs his practice from the design studio, the addition were it not to be allowed to be used for residential purposes would otherwise remain empty.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The purpose of the planning proposal is to enable the existing addition on the property to be used for affordable housing purposes as a high amenity providing residence for future users.

To achieve this objective, amendments to the zoning of the site will be needed. Alternative options to proceeding with this planning proposal to achieve the intended outcomes are as below:

- Potential for using the Addition within the existing planning controls:

Under the existing controls and zoning conditions, using the addition for residential purposes is prohibited. However, there is a strong case to change the existing site zoning to allow the site to become a dual occupancy. Through studying the immediate surrounds it can be seen that the majority of properties are dual occupancy, duplexes or multi residential including the immediate neighbours to the East and West.

- Status of the Current LEP:

There are currently no plans to review and update the current North Sydney LEP 2013. Given the uncertainty over when a review to the LEP could occur, it is encouraged to progress for a site specific zoning amendment for the site.

Without an amendment to the planning controls the proposed existing addition to the site would be vacant, and hence any associated benefits to the site owner (the only property in the neighbourhood without dual occupancy or multiple residents) are lost.

SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

This planning proposal aims to express that allowing an existing property with great amenity (who's change in use would not impact the amenity of any neighbour) and that would otherwise remain unutilised would be in keeping with, and assisting albeit in a small way to the housing objectives of the Regional and Sub-Regional Policy Strategies.

- Regional Plan Strategy, A Plan for Growing Sydney, 2036:

'A Plan for Growing Sydney' attempts to respond to the challenges anticipated with an economic growth that will see the population grow by 1.6 million people by 2036. The main objectives of the proposal are:

1. Reach Subregional Housing Targets and Goals
2. Increased efficiency of Existing Infrastructure
3. Concentration of Housing Density around Urban Corridors and Centres
4. Creating Vibrant and Mixed Use Centres
5. Accelerate the Supply of Housing and Encourage Diversity in Dwelling Typologies

Primarily of interest to this planning proposal within the strategy is the following:

- *To accelerate the housing supply and provide a greater variety of dwelling typologies. The strategy also recognises that housing choices and affordability should be improved to suit different needs and lifestyles of residents with varying household size and budget.*

"Plan for Growing Sydney focuses on Government actions to remove the barriers which impede the delivery of more housing... Our plan for greater housing supply, choice and affordability to meet Sydney's changing needs and lifestyles"

Allowing 11 Cowdroy Street to be rezoned to allow for dual occupancy and encouraging the change in use to residential of the existing addition therefore addresses the Sydney Metropolitan Strategy on 3 main points:

- 1) More housing to meet demand;**
- 2) New housing with good access to public transport and services;**
- 3) Provision of more diverse housing.**

These are explained further below.

1) More Housing To Meet Demand:

The 'Plan for Growing Sydney' estimates a need for 664, 000 homes by 2031. A minimum prediction of 105,350 of those homes will be accommodated within the North Subregion (5,500 dwellings specifically in North Sydney). To deliver this amount of growth the Strategy commits to encourage and "accelerate" the supply of housing and diverse dwelling typologies in these urban areas within the North Subregion.

2) New Housing with Good Access to Public Transport and Services:

A key point of focus is the provision of new housing with good access to existing and planned infrastructure. 11 Cowdroy Avenue has great links to both public transport and important established infrastructure facilities satisfying the condition.

3) Provision of More Diverse Housing:

The 'Plan for Growing Sydney' emphasises its support for a greater variety of housing types and sizes representative of a population with diverse needs and lifestyles and varying household sizes and budgets. The strategy is specifically supportive of, and recognises the need, for smaller homes such as units, terraces, granny flats, and townhouses.

Allowing for the design studio addition to be repurposed as a residence is consistent with the intended outcomes of the 'Plan for Growing Sydney' Strategy, as it encourages diverse dwelling typologies close to public transport and services that enrich a community and assist in meeting the increasing demands of Sydney and the North Subregion into the future.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The North Sydney Residential Development Strategy 2009 and the North Sydney Community Strategic Plan 2013 - 2023 builds on the ideas established in the subregion strategy "A Plan For Growing Sydney" beginning with a response to the population influx. In regard to this Planning Proposal, issues in regards to encouraging diversity of the community and housing typologies are investigated.

1) Diversity of the Community:

Direction 4 - Our Social Vitality of the strategic plan stresses the need for North Sydney to provide a diverse range of housing typologies, for all ages and lifestyles. These diverse types of dwellings are invaluable to attracting and retaining specific population groups (specifically the populous age of 30-34 year olds acknowledged by the Community as a key tagged demographic).

North Sydney aims to improve social inclusion and celebrate diversity within the community through the Community Strategic Plan. A range of different housing typologies catering to a wide range of diverse needs, lifestyles and varying household sizes and budgets is key to supporting that diversity.

2) Affordability of Housing and Accommodation:

Within the Community Strategic Plan's 'Key Challenges and Issues' is understanding the attractiveness of North Sydney for young adults seeking inner city accommodation that is close to employment and entertainment. Due to the current forecasted increase of the number of people aged over 65 to over 50% in North Sydney, a diversity in age groups is sought by providing more affordable housing for young adults in the area.

It is also noted, that North Sydneys declining affordability is continuing to prevent moderate income earners from the area. This in turn forces a young population further away. The key to sustaining a diverse range of population demographics can therefore be to encourage different sized dwellings catering to moderate income earners with varying budgets and needs.

The North Sydney Community Strategic Plan acknowledges that an additional 5,500 dwellings will be needed by 2031 in the area. It recognises the need to offer a range of affordable and diverse choices in housing. This diversity of housing is needed to meet a changing demand and need of an evolving community whilst respecting the character of the area.

The strategies aims and objectives would therefore seem to align, embrace and encourage the what would otherwise be an unused addition at 11 Cowdroy Avenue to be used for residential purposes. Encouraging a variance in dwelling types and scales such as the Design Studio at 11 Cowdroy Avenue with great amenity (that do not affect those of its neighbours) in the area leads to a range of demographics in the population improving social inclusion, and celebrating diversity within the community.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent with all relevant state environmental planning policies (SEPPs). The most relevant of which is the SEPP Affordable Rental Housing noted and commented upon below.

- **SEPP Affordable Rental Housing:**

The State Environmental Planning Policy (Affordable Rental Housing) 2009 encourages the development of diverse housing typologies such as dual occupancy and secondary dwellings to increase the supply and diversity of affordable rental in NSW.

The policy is applicable to the 11 Cowdroy Avenue Design Studio addition as it caters to a moderate income family household. The rent is deemed to be no more than 30 per cent of the gross income (should that income be less than 120 per cent of the median household income as per the Sydney Statistical Division) of the residents.

Allowing for the rezoning of the property to an R2 Low Residential would enable the otherwise unused addition to alter its use to be residential and satisfy all outlined principles within the AHSEPP as it pertains to site area minimums. It must be noted that no subdivision of the lot is pursued.

The addition meets all requirements of amenity as outlined by the AHSEPP for a dwelling of the size and scale of the Design Studio, and would not result in impacts to the amenity for the primary dwelling occupants of 11 Cowdroy Avenue. This was previously documented in the Statement of Environmental Effects to council to achieve the Development Approval for the property. Separation distances, solar access minimums, entry/exit access requirements, and natural ventilation requirements as outlined for an addition of the size and scale as the Design Studio within the AHSEPP were all assessed.

Subregional and regional plans for North Sydney seek to promote a growth in the number of affordable rental properties that are diverse in size and scale to reach a range of demographics. The need to assist in the supply for additional housing to cater for the increasing population at affordable rental prices is further supported by this State Environmental Planning Policy.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

This Planning Proposal has been investigated against the Section 117 Ministerial Directions and is found to be consistent with each of the relevant matters, as outlined below:

DIRECTION	COMMENT
1. Employment + Resources	
1.1 Business and Industrial Zones	Not Applicable
1.2 Rural Zones	Not Applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not Applicable
1.4 Oyster Aquaculture	Not Applicable
1.5 Rural Lands	Not Applicable

DIRECTION	COMMENT
2. Environment + Heritage	
2.1 Environment Protection Zones	Not Applicable
2.2 Coastal Protection	Not Applicable
2.3 Heritage Conservation	Not Applicable
2.4 Recreation Vehicle Areas	Not Applicable

DIRECTION	COMMENT
3. Housing, Infrastructure + Urban Development	
3.1 Residential Zones	The design studio addition being used for residential purposes seems to satisfy the key objectives of this direction. -The proposal makes efficient use of the existing infrastructure and services (such as key pedestrian and vehicular access independent of the primary dwelling). -The proposal broadens the range of housing choices and typologies in the area. This is supported by both the Subregional and North Sydney Regional Strategies. -The existing additions reuse pays no negative impact to the amenity of either the existing dwelling, nor of those of the neighbouring properties. -The proposal has no significant impact on the environment and resource lands.
3.2 Caravan Parks and Manufactured Home Estates	Not Applicable
3.3 Home Occupations	Not Applicable
3.4 Integrating Land Use and Transport	Not Applicable
3.5 Development Near Licensed Aerodromes	Not Applicable
3.6 Shooting Ranges	Not Applicable

DIRECTION	COMMENT
4. Hazard + Risk	
4.1 Acid Sulfate Soils	Not Applicable
4.2 Mine Subsidence and Unstable Land	Not Applicable
4.3 Flood Prone Land	Not Applicable
4.4 Planning for Bushfire Protection	Not Applicable

DIRECTION	COMMENT
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not Applicable
5.2 Sydney Drinking Water Catchments	Not Applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	Not Applicable
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	Not Applicable
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	Not Applicable
5.8 Second Sydney Airport: Badgerys Creek	Not Applicable

DIRECTION	COMMENT
6. Local Plan Making	
6.1 Approval and Referral Requirements	Not Applicable
6.2 Reserving Land for Public Purposes	Not Applicable
6.3 Site Specific Provisions	Not Applicable

DIRECTION	COMMENT
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	The Planning Proposal as outlined in Section A of the Justification demonstrated its compatibility and consistency with the key aims and directions for the provision of housing.

SECTION C - ENVIRONMENTAL, SOCIAL, ECONOMIC IMPACT

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

There are no known critical habitats, threatened species, or ecological communities / habitats within the site and therefore there are no negative ecological impacts identified by the change in use of the built addition to residential.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The following points outline the primary environmental effects considered as part of the investigation of the change in use of the Design Studio Addition for residential purposes:

- Traffic:

Given the small scale residential impact of a single studio residence any impact on the parking requirements of the street would be negligible. The property is also in close proximity of a well used bus stop at the eastern end of Carter Street intersecting Cammeray Road being approximately 200 metres distance.

It should also be noted that any traffic impact from the addition's use as a small scale residence is deemed less significant than that generated from the occupation as a Design Studio.

- Stormwater, Flooding, and Fire Risk:

The site is not flood affected, nor is the property within an identified fire prone area.

- Contamination:

The site is not exposed to any known contamination.

Overall it is therefore considered that the change of use would not result in any significant environmental impacts that would impede or hinder the site from being rezoned and used as for dual occupancy.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The social and economic effects that are found to be applicable to the planning proposal are residential amenity and traffic. The impacts of both are outlined below:

- Residential Amenity:

As the property under investigation is existing, immediate amenity of its neighbours in considering factors such as overshadowing would be unaffected by the change of use.

Independent access to the addition and its solar access, natural ventilation, and outlook (as demonstrated in the Statement of Environmental Effects attached in the Appendices) would allow the current Design Studio Addition to easily accommodate for a repurposing to become a residence, and allow the site to facilitate a dual occupancy.

- Traffic Impact:

Given the small scale residential impact of a single studio residence any impact on the parking requirements of the street would be negligible. The property is also in close proximity of a well used bus stop at the eastern end of Carter Street intersecting Cammeray Road being approximately 200 metres distance.

SECTION D - STATE AND COMMONWEALTH INTERESTS

Q10. Is there adequate public infrastructure for the planning proposal?

The site, and particularly the Design Studio Addition, has existing utility services and is conveniently located in close proximity to a well used bus stop at the eastern end of Carter Street intersecting Cammeray Road being approximately 200 metres distance.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

It is acknowledged that following the Gateway determination, North Sydney Council may seek input from relevant public authorities.

10

Part 4 Community Consultation

STATUTORY CONSULTATION

The Gateway determination will stipulate the nature and extent of required community consultation in accordance with the requirements set out in 'A guide to preparing local environment plans'.

It is anticipated that the planning proposal will be placed on the public exhibition for a minimum period of 28 days.

Notification of the public exhibition will be given to land owners and residents via:

- A notice in the local newspaper
- On Councils website; and
- In writing to adjoining landowners.

11

Conclusion

CLOSING STATEMENT

This Planning Proposal has been prepared in accordance with the requirements set out in the NSW Department of Planning and Infrastructures 'A Guide to Preparing Planning Proposals'. It aims to justify the proposed rezoning of the subject site, 11 Cowdroy Avenue to allow for an existing addition on the site to be used for residential purposes.

The report has been conducted in conjunction with a rigorous review of the site, the impact on its neighbouring context, and a study of Local and State Planning Policies. As a result, it can be shown that permitting the use of the property for dual occupancy is an appropriate outcome for the reasons below:

- **Local Context:**

The existing addition has been built in accordance with its DA with an appropriate scale and form in regard to its dual occupancy purpose.

The change in use will unlikely result in any adverse impacts to the adjoining residential properties and neighbourhood in terms of noise levels, additional traffic generation, visual impact, over shadowing and loss of privacy to the immediate neighbours.

In fact to the West is a 13 Unit apartment complex, to the East is a site with 3 detached Townhouses, and to the East and South on Alan Street exist primarily Duplexes and Dual Occupancies. This is suggestive of a positive response to the suitability of the site to become a dual occupancy.

The planning proposal to allow for a rezoning has sufficient merit as it is considered to be an appropriate land use having regard to its immediate neighbours that are dual occupancies, apartment buildings, duplexes attached and detached dwellings synonymous with the urban history of Cammeray.

- **Suitability for Residential Purposes:**

As outlined within the proposal, the additions quality design, low impact, great solar access, cross ventilation, proximity to public transport, lack of privacy issues, and its own entry and exit point from Stratford Street facilitate and encourage its suitability for residential use.

- **Net Community Benefit:**

The Sub-Regional State Planning Policy 'A Plan for Growing Sydney', the North Sydney Residential Development Strategy 2009, the North Sydney Community Strategic Plan 2013-2023, and the State Environmental Planning Policy Affordable Rental Housing 2009 stress the need for North Sydney to provide a diverse range of housing typologies, for all ages and lifestyles. These diverse types of dwellings such as the addition at 11 Cowdroy Avenue are invaluable to attracting and retaining specific population groups (specifically the populous age of 30-34 year olds acknowledged by the Community as a key targeted demographic).

North Sydney aims to improve social inclusion and celebrate diversity within the community. A range of different housing typologies catering to a wide range of diverse needs, lifestyles and varying household sizes and budgets is key to supporting that diversity.

Having regard to the above, we request that North Sydney Council support the progress of this Planning Proposal and **enable it to proceed to Gateway Determination under the Environmental Planning and Assessment Act, 1979.**

Appendix A

Site Photographs



Appendix A Site Photographs



01

General view to the west along Cowdroy Avenue demonstrating the high side properties of Cowdroy Avenue with Northern side Alan street properties (R2 zoning-low residential) benefiting views of Long Bay + Northbridge golf course.

ALAN STREET NORTHERN PROPERTIES



02

Cowdroy Avenue Western views towards Long Bay, Tunks Park and Northbridge from typical high side properties of Cowdroy Avenue.

ALAN STREET NORTHERN PROPERTIES



03

Cowdroy Avenue views towards Long Bay + Northridge golf course.



04

Cowdroy Avenue Western views towards Long Bay, Tunks Park and Northbridge from typical high side properties of Cowdroy Avenue.



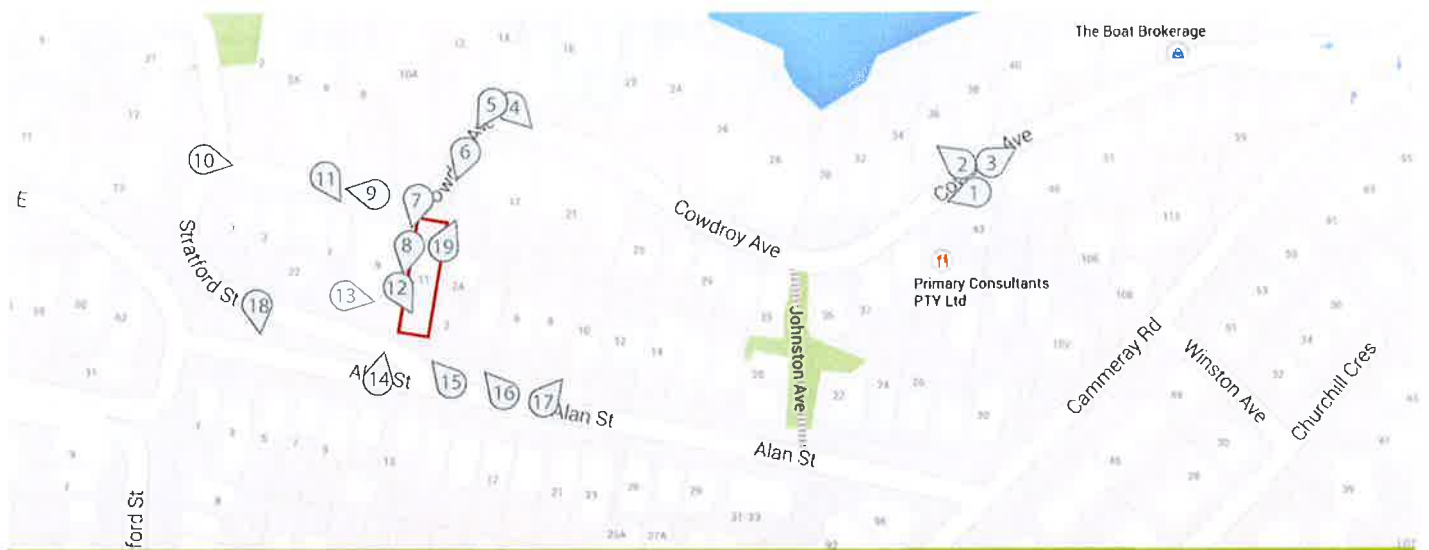
05

View from "dog leg" stepping back into the valley enclave towards Cowdroy Avenue Black garage.



06

View towards 11 Cowdroy Avenue black garage door demonstrating that the property partially steps into the properties of 15 + 15B Cowdroy Avenue.



07

11 Cowdroy Avenue black garage door with driveway to 9 Cowdroy Avenue apartments demonstrating 5 storey's from garage level.



08

9 Cowdroy Avenue (E4 zoning) consisting of 13 apartments to the West of 11 Cowdroy Avenue constructed on a double block filling the valley / creek.



09

View from infront of 11 Cowdroy Avenue to the Western end of Cowdroy Avenue, where it intersects with Stratford street.



10

View from Stratford St facing East along Cowdroy Avenue (15B Cowdroy Avenue dark green garage door at the end, on the corner).



11

View of 7 Cowdroy Ave (dual occupancy) and 9 Cowdroy Avenue apartments, with partial view of 5 Cowdroy Ave (semi-detached dwelling).



12

View from 9 Cowdroy Avenue common stairs facing East, capturing 11 Cowdroy Avenue principal residence with studio residence + 2 Alan St obscured behind. Also viewed behind 11 Cowdroy Avenue is 4 Alan Street.



13

View from the rear of 7 Cowdroy Avenue (20 Stratford St) capturing 9 Cowdroy Avenue + 11 Cowdroy Avenue studio residence in the distance.



14

View towards the rear of 11 Cowdroy Avenue (14 Stratford St) and 2+4 Alan Street.



15

View from Alan St towards Stratford Street capturing the rear of 11 Cowdroy Avenue (dark grey) and 2 Alan Street (white).



16

View from Alan St across the road towards 2, 4 + 6 Alan Street. (4+6 Alan St's are duplexs)..



17

View from Alan St across the road towards 8 + 10 Alan St's Duplex's).



18

View from Stratford Street capturing 2+3 storey Alan Street properties (R. to L.). 3, 5, 7 + 9 Alan Street. All of these properties are zoned R2 (low density res) and capture Long Bay water views Northbridge golf course and distant views to the North.



19

Views from 11 Cowdroy Avenue Lounge balcony to the North demonstrating views towards the back/Southern elevations of Cowdroy Avenue high side properties.

Appendix B

Location Aerial Photos

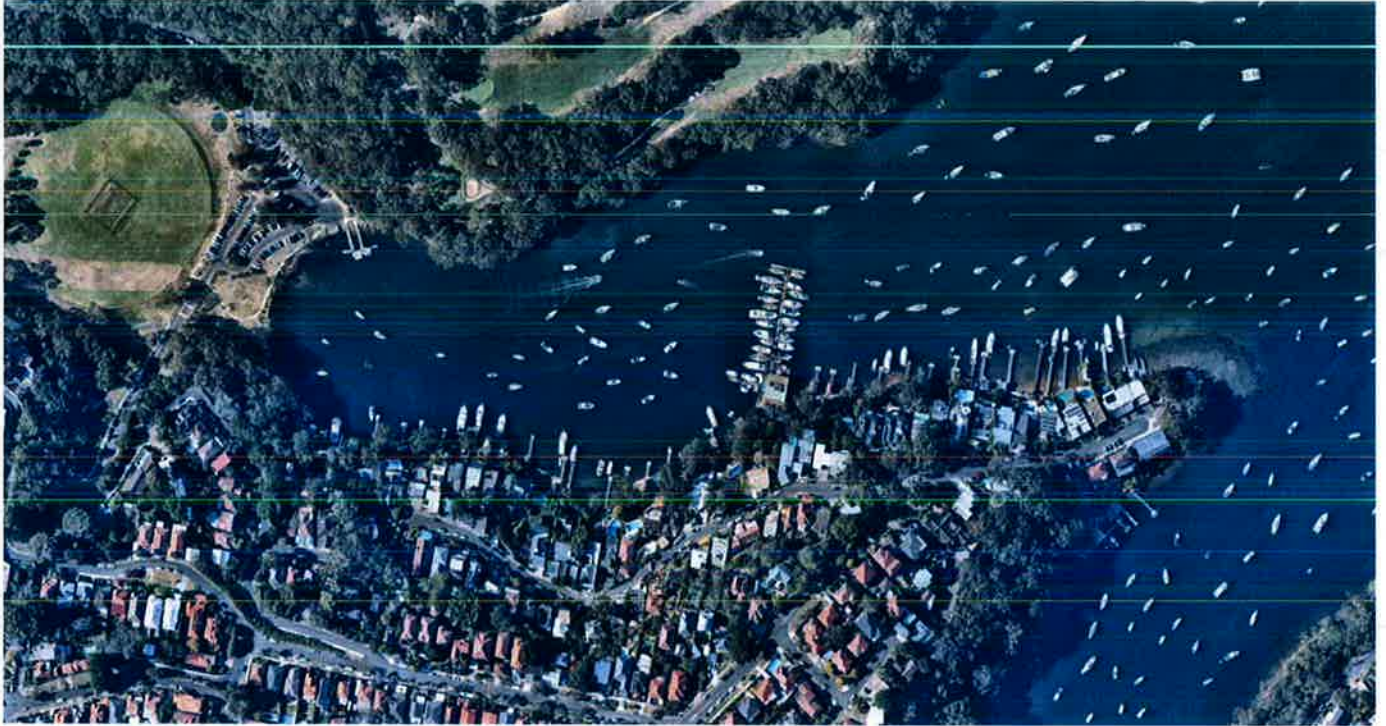
SITE LOCATION_CAMMERAY - WESTERN VIEW



SITE LOCATION_CAMMERAY - EASTERN VIEW



CAMMERAY



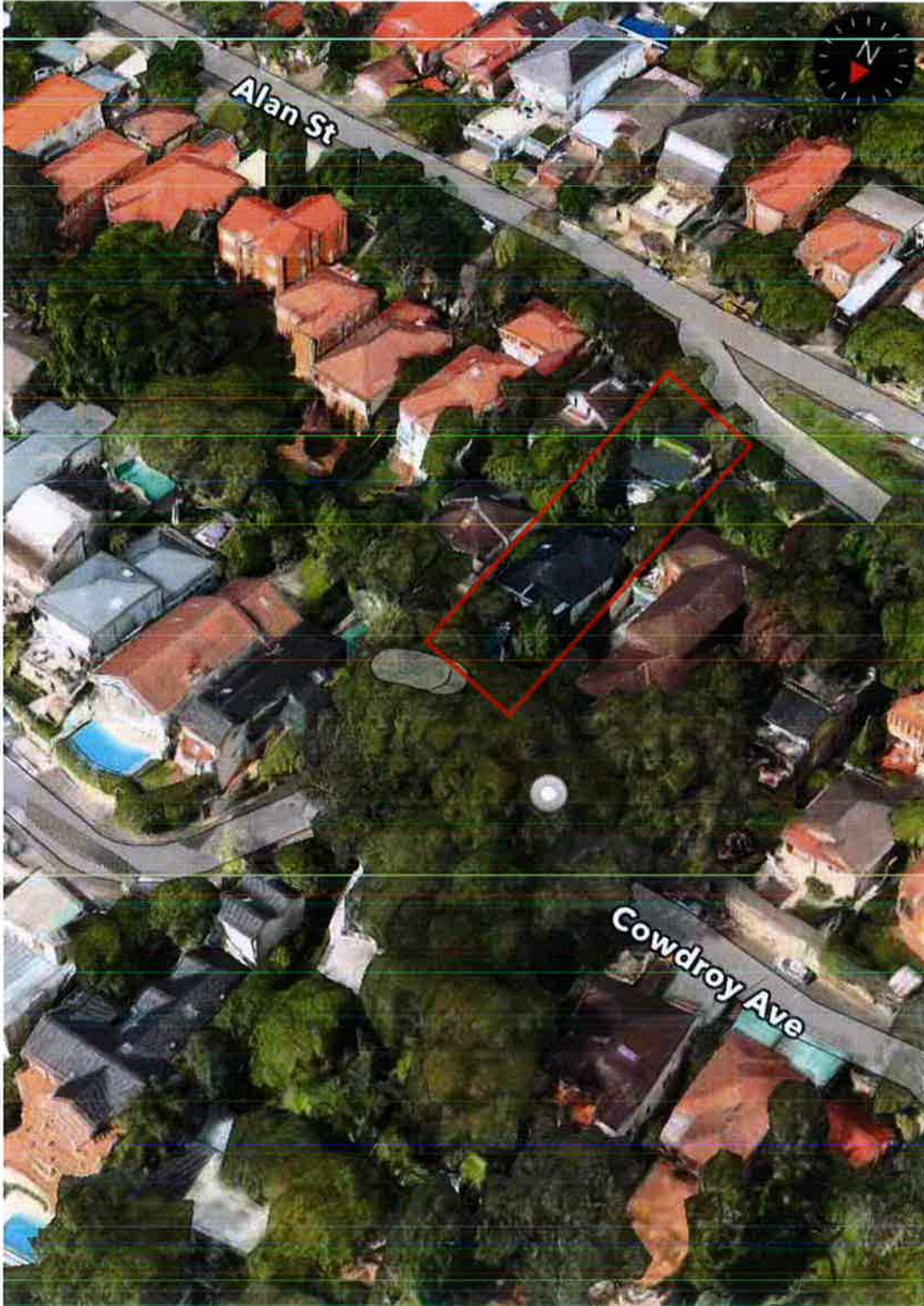
SITE LOCATION_CAMMERAY



SITE_CAMMERAY - NORTHERN VIEW



SITE_CAMMERAY - VALLEY VIEW



Appendix C

Stratford Street Numbering Notification



5 July 1995

RENAMING OF SECTION OF ALAN STREET

Recently the property known as 5 Cowdroy Avenue was subdivided and Council was required to allocate a house number for that lot facing Alan Street. Unfortunately, the existing allocation of street numbering in Alan Street does not provide for the possibility of further subdivision of other lots in the street in the future.

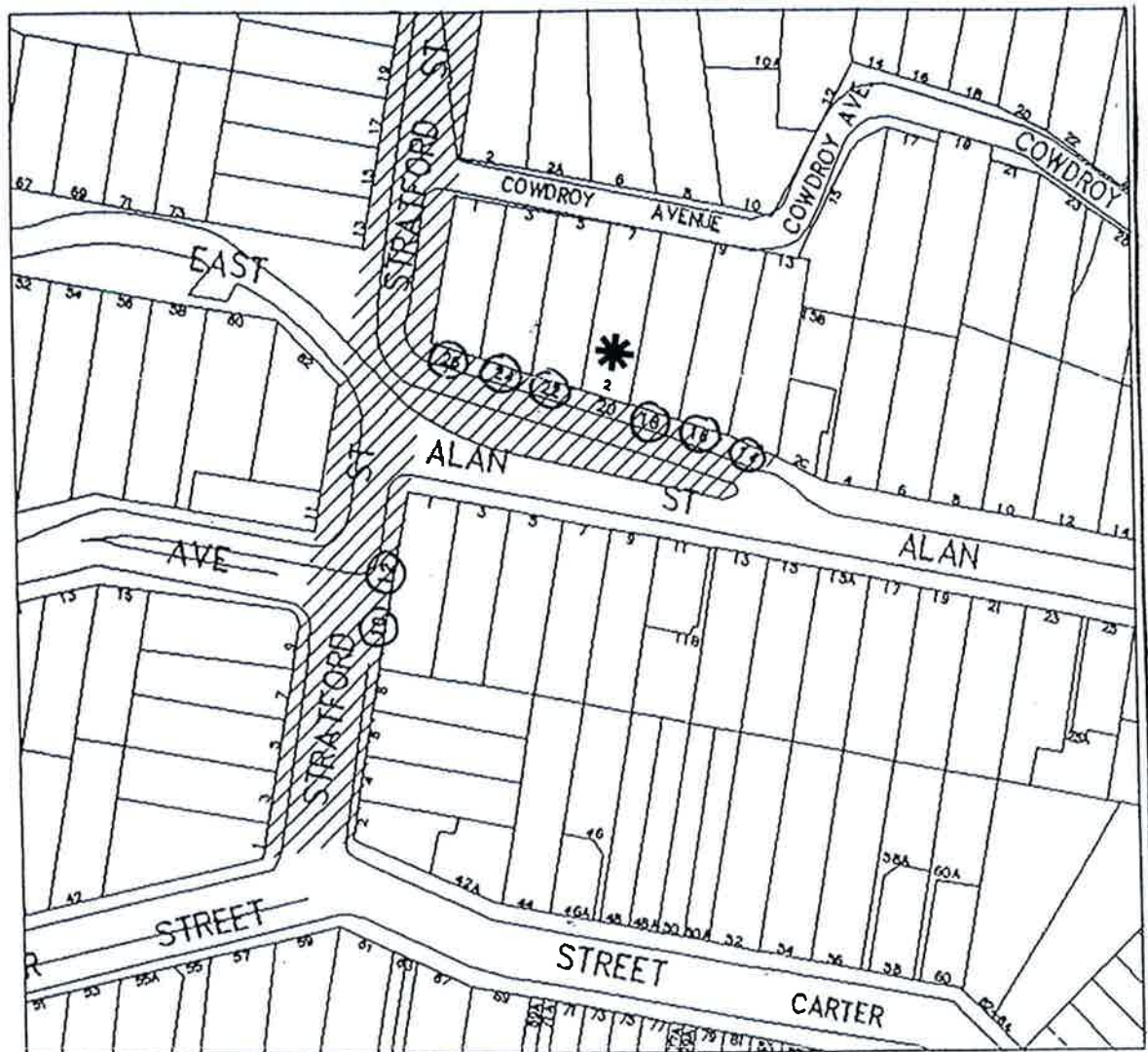
Accordingly, on 19 June 1995, North Sydney Council resolved that the section of road in Alan Street highlighted on the attached plan will now be known as Stratford Street.

Please do not hesitate to contact Karen Lasky on 936-8237, if you wish to discuss any aspect of this matter.

A handwritten signature in black ink, which appears to read "Warwick Hatton".

WARWICK HATTON
DIRECTOR OF DESIGN & TECHNICAL SERVICES

Renaming of Section of Alan Street



////// Stratford Street

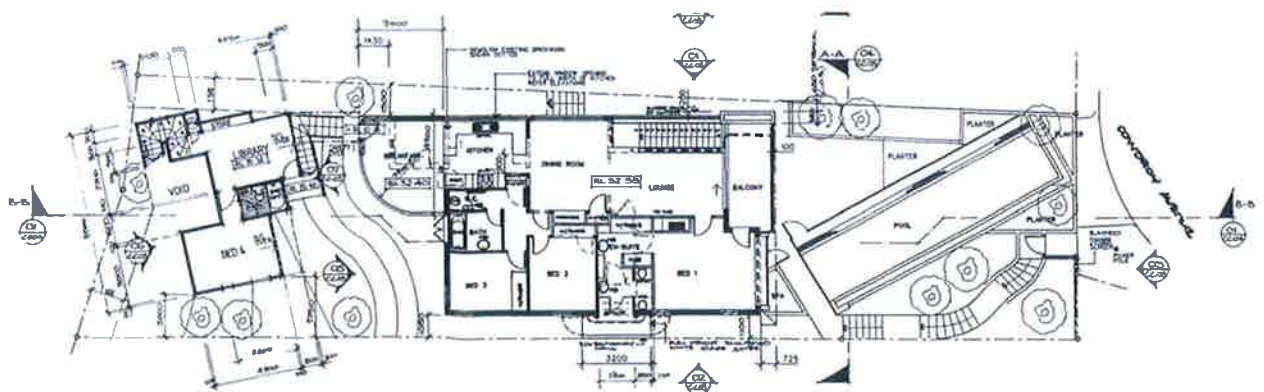
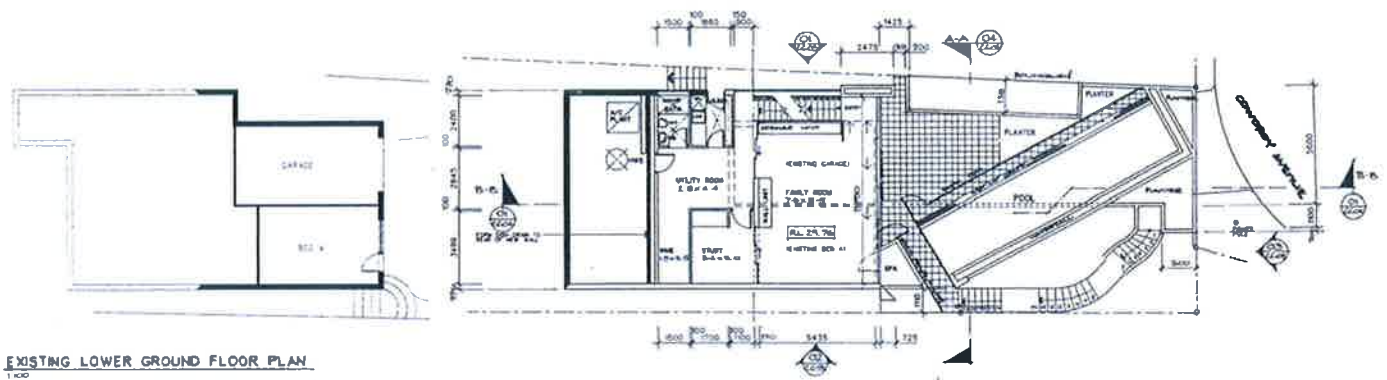
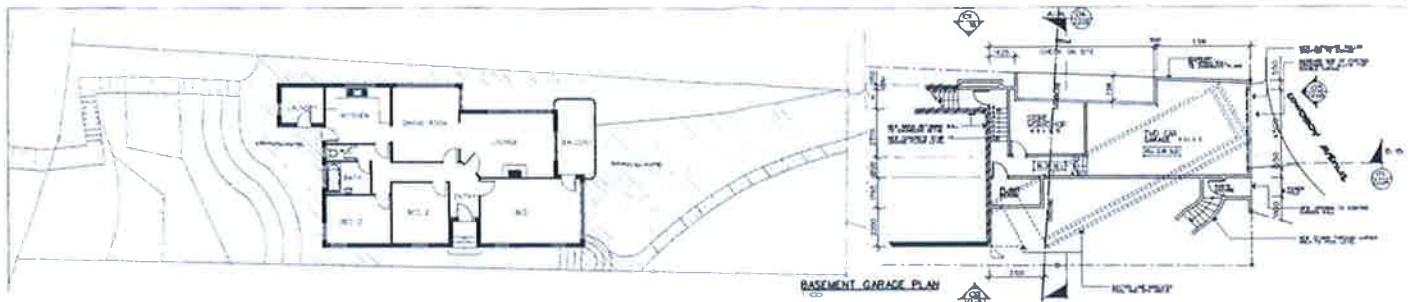
⑩ Allocated House Numbers for the Future

* Property to be Renumbered

Appendix D

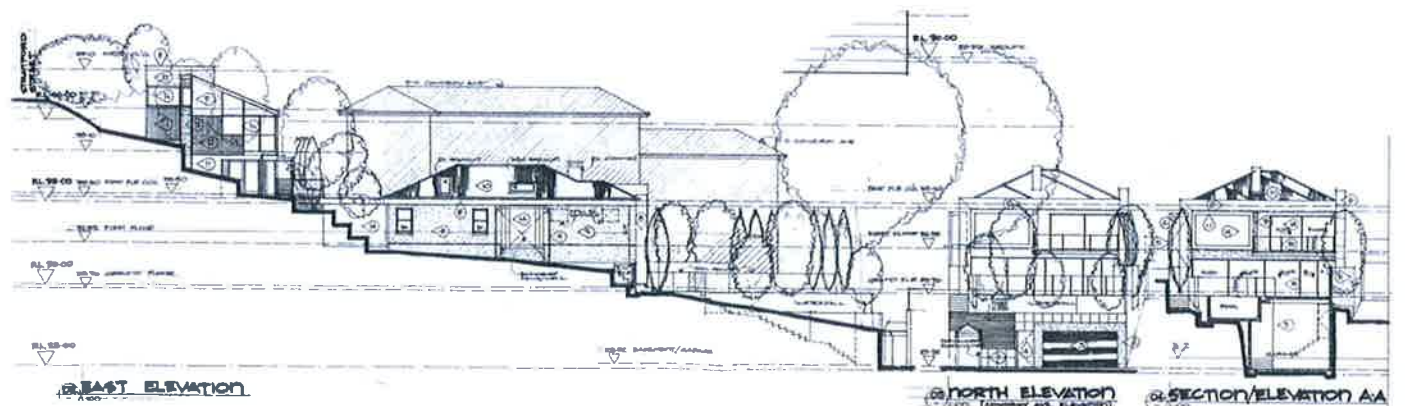
DA 222/00 PLANS

DRAWINGS



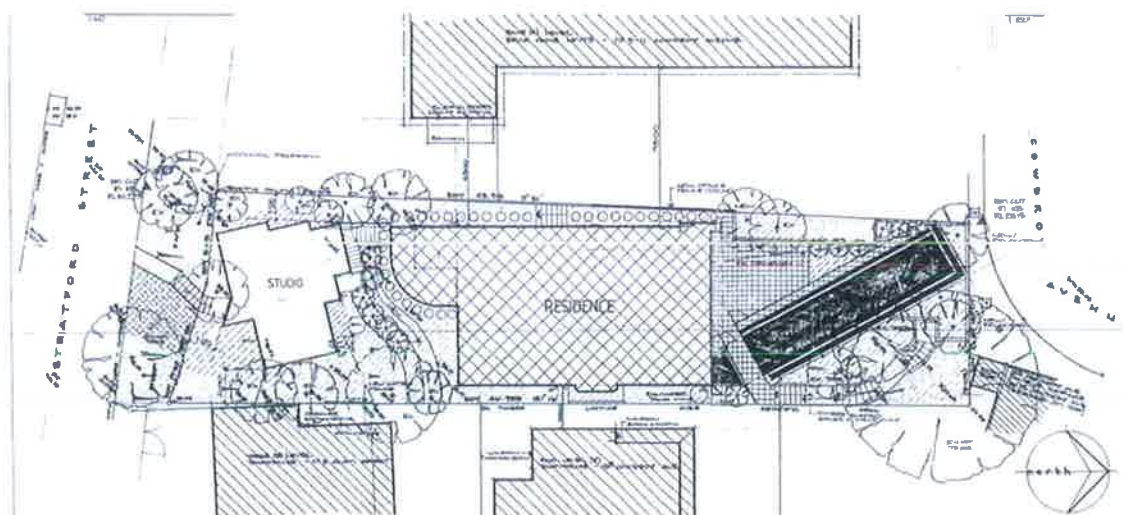
The image displays three architectural drawings for Studio 118, oriented vertically. Each drawing is bounded by a dashed line representing the property line, with 'STRATFORD STREET' labeled on the left and 'CANNON AVENUE' on the right. The drawings include various annotations such as dimensions, room names, and structural details.

- STUDIO FIRST FLOOR PLAN:** This plan shows the ground level layout. It includes a large central hall, several rooms, and a pool area on the right. Dimensions are provided for various sections, and the plan is labeled 'STUDIO FIRST FLOOR PLAN' at the bottom.
- STUDIO MEZZANINE FLOOR PLAN:** This plan shows the upper level layout. It includes a lounge, a bar, and several bedrooms. Dimensions are provided for various sections, and the plan is labeled 'STUDIO MEZZANINE FLOOR PLAN' at the bottom.
- ROOF PLANS:** This plan shows the roof layout, including a large central area and a pool area on the right. Dimensions are provided for various sections, and the plan is labeled 'ROOF PLANS' at the bottom.



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1. 47 USC § 160101-160105 Damage limitation with respect to claims to advice from the Federal Communications Commission, with regard to the Federal Communications Commission's right to be heard in arbitration in/with respect to plans of national television programming.

[illegible]

Appendix E

DA 222/00 Statement Of Environmental Effects

d e s i g n
d e p a r t m e n t
I N T E R I O R D E S I G N E R S

**Statement of
Environmental Effects**

and

**State Environmental Planning
Policy No. 1 Objection**

**Proposed Residential
Additions & Alterations**

at

**13 Cowdroy Avenue
(14 Stratford Street)
Cammeray**

for

G. and K. Holmes



September 9th 1999

0339

13 Cowdroy Avenue, Cammeray
Development Application

September 9, 1999
Page 1

1.0

INTRODUCTION

This Statement of Environmental Effects is in support of a Development Application lodged by G. & K. Holmes for additions and alterations to an existing dwelling.

Included in this report is a description of the proposal and is to be read in conjunction with the accompanying architectural plans prepared by Design Department Pty. Limited and survey drawing and shadow diagram drawings by Higgins and Norton.

The proposal involves alterations and additions to a dwelling house incorporating a new double garage and accommodation for a total of two vehicles accessed off Cowdroy Avenue and pool above, additions to the dwelling house, and the erection of a studio with access off Stratford Street. The studio would be two storeys in scale and provide for a library, bedroom, bathroom, office/studio and meeting room. The existing dwelling would remain of similar bulk and scale as existing, however, the ground level will have the existing garage deleted and will accommodate more living area.

2.0

SITE DESCRIPTION

The subject site is legally described as Lot 62, D.P. 8933 and known as 13 Cowdroy Avenue, Cammeray, with an additional street access address of 14 Stratford Street, on the southern side of the lot. The subject site has an area of 520m² with a 10.67m frontage to Cowdroy Avenue and a 12.77m frontage to Stratford Street. The site appears to retain much of its natural profile, sloping relatively steeply to the north in the direction of Long Bay.

Lot 62 is currently occupied by a single storey early 1950's double brick house in original condition consisting of garage and storage/bedroom at basement level and an upper level comprising of three (3) bedrooms, kitchen, bathroom, dining room, living room and laundry.

The northern area of the property has some mature trees (which are to be retained) and a large steep area of concrete driveway. The sides are primarily paved leading around to the southern area of the property which is 'step-terraced' to the natural slope of the site. Sandstone paved stairs lead up to a paved drying area with further sandstone paved stairs leading up to a concrete path and finishing with stairs (on Council land) to Stratford Street.

The property has no views and all mature trees (large to small) on the property are to be retained. It is envisaged that following the additions and alterations to the house and with the addition of the studio there will still be no views from the property. Privacy and security are the main objectives of the additions and alterations.

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3.0 DEVELOPMENT IN THE LOCALITY

The site is located in an area where the majority of properties are units ranging from duplexes to thirteen (13) units on the adjacent western property REFER Appendix DIAGRAM 'A'.

To the east of the property there consists three (3) detached townhouses; three (3) units; two (2) units; two (2) units; two (2) units; four (4) units; two (2) units; two (2) units; two (2) units; new single dwelling on small lot; single dwelling (10-15 years old) built on street frontage boundary; followed by flats, units and duplexes up to the corner of Alan Street and Cammeray Road. To the west of property there consists thirteen (13) units (circa 1960); duplex; attached dwelling; duplex and duplex (1 Cowdroy Avenue).

On the southern side of Alan Street there is a mix of single dwellings and duplexes. On the northern side of Cowdroy Avenue there is primarily single large dwellings though there are some duplexes in the immediate location: 2, 8 & 16 Cowdroy Avenue.

4.0 ZONING AND OBJECTIVES

The site is zoned residential 2(a) under North Sydney Council Local Environmental Plan 1989.

The northern portion being the main dwelling retains the existing roof line and the attachment of the studio with its own street entrance is compatible with the scale of detached dwellings adjacent and in the vicinity and characteristics of the existing locality with the possible usage of the studio being for either home occupation and/or housing for aged family members.

5.0 THE PROPOSAL

At Cowdroy Avenue level it is proposed to construct a basement garage (2 car spaces) with a store/workshop and pool plant room. Stairs connect to a Ground Floor level consisting of a family room, study, utility room, laundry and bathroom. At the same level externally a pool, spa and courtyard will be constructed, with the majority covering the Basement Garage. The ground floor is connected by internal stairs to the first floor which will primarily be retained as-is with minor alterations to the living and dining rooms, kitchen and bedrooms. The additions on this floor will be a main ensuite and informal dining area, adjacent to the kitchen.

From the informal dining area there will be access up existing sandstone paved stairs with an attached covered walkway to the lower level of the studio consisting of two (2) split levels.

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The lower level is a bedroom, bathroom and library. Stairs lead up to a studio area. The entry landing at this level also attaches to a mezzanine/meeting level.

The studio has a pathway and stairs up to Stratford Street. The existing building imprint is 136.5m² with the proposed house and studio imprint totalling 194.5m², an increase of 58m².

6.00
ENVIRONMENTAL ASSESSMENT

6.01
Shadowing

The shadow impact has been calculated by Higgins & Norton Consulting surveyors (refer drawings no.'s 1,2,&3 Ref: 28480) demonstrates shadows cast at the equinox, mid-winter and mid-summer at 9am, 12noon and 3pm. The adjacent properties shadows have not been indicated as it is to be noted that they are primarily higher (2 Alan Street to the east) and the greater mass of thirteen units to the west (9-11 Cowdroy Avenue).

The majority of shadowing from the studio is in winter a.m. onto the garden/lawn area on the southern proportion of 9 Cowdroy Avenue. This lawn/garden area is not used by residences due to its steepness. The studio has been set-back from the eastern boundary and shaped to allow maximum light into 2 Alan Street. It is to be noted there are substantial canopies of mature trees on this boundary being retained.

The shadowing of the house additions being the stairs to the western face and the garage/pool/terrace structure fall onto 9-11 Cowdroy Avenue driveway. It is to be noted there are existing large trees also on this boundary which are being retained and enhanced with new trees.

This is no increased shadowing from the house onto 15B Cowdroy Avenue on the eastern side.

6.02
Views

At present there are no views from the existing house and it is not envisaged that there will be views from the studio.

The house and studio on completion will not effect any views from all aspects of Alan Street, Stratford Street and Cowdroy Avenue. This is even taking into consideration the maturity of trees which on Stratford Street will mostly 'hedge' the studios southern elevation and entry.

There will be no loss of outlook experienced by any adjacent properties.

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6.03
Noise & Visual Privacy

Due to the fact that there are no views pertaining to the site, privacy has been a highly considered matter. In both directions of looking out of the house and studio and also with neighbouring properties looking into and onto 13 Cowdroy Avenue. This is in particular importance from the large block of units to the west, 9-11 Cowdroy Avenue.

There is only a need for a privacy lattice/opaque screen between 2 Alan Street lower level bedroom and the studio bedroom.

The existing and to be retained large trees have also been a major consideration of the design concepts by maintaining privacy between the studio and adjacent properties and also from adjacent properties to the pool/terrace area.

Privacy and noise control from Cowdroy Avenue will be met by the use of new large trees, planters, low planting and the relocation of two (2) large existing trees. It is to be noted that sound from Cowdroy Avenue can on a regular basis be noisy due to the fact of the 90 degree 'S' bend corners and taxis sounding their horns for pick-ups from the neighbouring 13 flats (9-11 Cowdroy Avenue)

There is a great need for noise transmission control between 9-11 Cowdroy Avenue and the western side of 13 Cowdroy Avenue which has been achieved by use of satin etch glass blocks. These provide the required STC ratings still allowing important daylight though maintaining visual privacy between both buildings.

The retention of existing mature trees and introduction of new dense native trees (conifers) will add to sound absorption for the exterior living areas.

6.04
Security

It is known in the area and also through personal unfortunate experiences of the owners at 13 Cowdroy Avenue that the area has a high level of house security violations. This is exemplified by having two (2) street frontages.

The designs of the additions and alterations to the house and the addition of the studio is intended to reduce the exposed security risk experienced by the owners presently.

It is important to create a secure environment for the owners not only when residing but also when away from their home.

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6.05

Adjacent Properties

As can be seen documented on the architectural drawings the house of 13 Cowdroy Avenue is retaining its low profile in comparison to the adjacent properties and this has been maintained with the design of the new studio in profile elevation to 2 Alan Street.

The profile of the house over 15B Cowdroy Avenue remains unchanged except for the northern elevation treatment and the screen wall on the boundary adjacent to the master en-suite on the first floor. The main visual impact is experienced from the large flat building of 9-11 Cowdroy Avenue from which the owners need to create their own 'privacy curtain' where ever possible without effecting the flat building occupants outlook and privacy.

There will be no loss of outlook, nor privacy by any adjacent properties.

6.06

Energy Efficiency Controls

With the replacement of the roof material sisalation will be used directly under the new roof with additional wool insulation laid on top of the upper level ceiling.

The studio being new will be totally insulated with wool insulation.

Glass blocks are being used not only for privacy but also to maintain a high level of natural light, insulation and their fire properties.

Solar heating is to be installed for hot water heating to both the main dwelling and studio with gas boosting facility. Solar heating will also be installed for the swimming pool.

As noted in landscaping, rain water tanks are to be installed and used for planting reticulation.

All new glazing will be 10.38mm thick laminated glass for safety, insulation and sound transmission properties.

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7.0
STATE ENVIRONMENTAL PLANNING POLICY NO. 1 OBJECTION

7.01
Boundary Setbacks

The entry off Cowdroy Avenue to the basement garaging is on the northern boundary also consisting of a porte cochre entry under a planter.

The eastern boundary line of the house remains relatively unchanged with the general enclosure of the existing entrance, becoming an en-suite and with the treatment to the northern elevation.

The western boundary of the house has had the house extended to enclose the new entry stairs. The main wall being a solid wall springs from 650 mm from the boundary with approximately 2500 mm of solid structure leading into the glass blocks which are highly rated not only for acoustics and privacy but also fire resistance.

The studio in general has been setout similar to 2 Alan Street adjacent on the eastern side and also 22 Stratford Street (being on a single block also facing onto 5 Cowdroy Ave). The studio has been set off the eastern boundary a minimum of 2.0 metres and angled approximately 10 degrees. The western boundary set-back is 1500mm.

7.02
Height

The heights of the additions to the north of the house and the studio have been maintained at a level that are considerate and compatible with the adjacent properties.

Due to the nature of the steep gradient of the site and in the surrounding neighbourhood and area precedences seem to have been set which has been used as a basis for the studio design.

The height planes have been a strong part of the design process to accommodate the Local Environmental Plan 1989 Clause 13 (2) a, b, c, & d which have all been addressed and met.

It is also important to recognise that the studio has been designed with absolute minimum excavation required which is important for the natural gradient of the property and also the levels relating to 2 Alan Street. It is also to be noted that half of the western elevation of 2 Alan Street is built on the boundary.

The existing dwelling house on the site would be defined as two storeys, and given the proposed alterations to it, it would remain as two storeys, and therefore is in compliance with Clause 12 of North Sydney Local Environment Plan.

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The studio would be defined as two storeys and is consistent with Clause 12 of North Sydney Local Environment Plan 1989.

The terracing effects of the pool, planting and hard paving (entertaining area) from Cowdroy Avenue maximum privacy has been maintained which is paramount to the overall design of the site.

7.03
Car Parking

As indicated an allowance has been made to provide a total of two (2) car parking spaces on the site. This complies with Schedule one and Clause 55 (11) of Development Control Plan No. 1.

7.04
Streetscape

The Cowdroy Avenue streetscape is to be embellished with the use of sandstone for land retention and cladding in keeping with the area. The solidness of the sandstone is 'hightened' with the use of timber slatted screens to the front and western elevation.

The design approach of the swimming pool layout is in keeping with 17 Cowdroy Avenue though 13 Cowdroy Avenue is set back and will have larger trees and planting in front of the waterfall.
REFER TO ATTACHED SKETCH – 'Appendix DIAGRAM 'B'.

The Cowdroy Avenue Streetscape is very much softened by landscaping and natural finishes, especially compared to neighbouring properties consisting of dwellings, flats and garages.

The Stratford Street streetscape will consist of maintaining the existing mature trees with the studio forming a low profile back-drop behind the trees.

The profile of the studio is similar and compatible with properties in the immediate proximity and in general is quite a low-profile in comparison to many properties along Alan Street.

7.05
Landscaping

It is important to note that the owners and overall design of the additions and alterations have indicated total consideration for the existing flora and fauna.

This has been achieved by designing in such a way as to retain existing mature trees. The owners have a particular respect for the environment which has been demonstrated in the design of the studio with absolute minimal excavation by means of the removal of part of a rock at the lower level.

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Roof stormwater is to be retained by rainwater tanks which will provide gravity reticulation feeding to planting on the property, new and existing. It is to be noted that of the total area landscaped 90% is softscape.

The proposal has been assessed under Clause 14 of Development Control Plan No. 1 as being satisfactory in regard to the existing dwelling on the site. This dwelling would be provided with a rear courtyard in accordance with the requirements of Clause 14 of Development Control Plan No. 1.

The proposal provides for a 44% natural landscaping which is just under the 50% landscaping provision. Natural ground level landscaping is retained at the rear of the property, down the sides of the existing dwelling, to the west of the garaging and to the east of the swimming pool, behind the sandstone retaining wall at Cowdroy Avenue street level.

A request is made for the sides of the residence to be exempt (due to their width being less than 1.5m). They are primarily for landscaping. The western side is a secondary access for the laundry. The main entry is via a sliding door on the northern elevation.

In addition, planting has been provided over the garage and entry porte cochere. This is to lessen water run-off, soften the waterfall and provide privacy and sound retention.

It is to be noted the landscaping and in particular the percentage of soft landscaping is high in comparison to neighbouring properties.

7.06 Swimming Pool

The swimming pool and spa layout have been designed in such a way as to achieve the best scenario in retaining natural landscaping, including mature trees and user friendly outdoor areas for the owners.

The pool complies with distances from neighbouring properties habitable rooms. In addition to this privacy and noise control is contained by extensive landscaping and fencing. There are no habitable rooms immediately north, west or east of the swimming pool and private outdoor area.

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8.0

CONCLUSION

It is proposed to erect new basement garaging to Cowdroy Avenue creating a much needed level private playing and living area for the residing family/owners.

The alterations to the existing house are required to lift the social living standards to the modern times which a near 50 year old house does not possess including security for children and the overall property.

The studio is necessary to provide additional accommodation and a working studio space primarily for the husband and wife owners home/business occupation and aged self contained accommodation.

The overall design is modern yet compatible with the buildings in the neighbourhood.

Due to the steepness of the land the design at Cowdroy Avenue starts from a single storey and terraces up the site to Stratford Street with a two storey maximum height in elevation/section with a single storey appearance of the studio from Stratford Street.

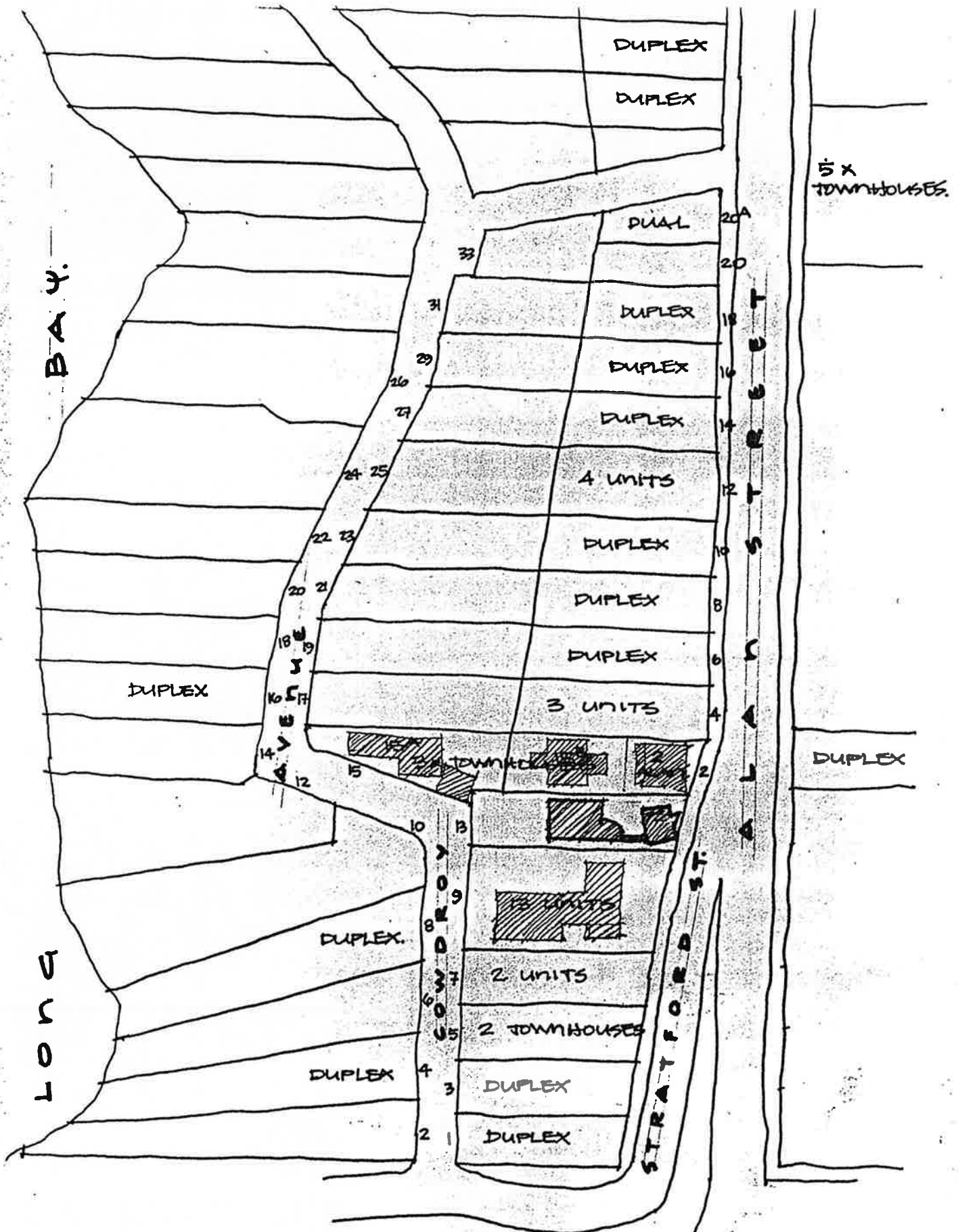
The views, sunlight and privacy of all neighbouring dwellings and flats will be substantially maintained and the proposed works will provide much needed extensions for the applicants.

We therefore recommend that Council approve this application as submitted.

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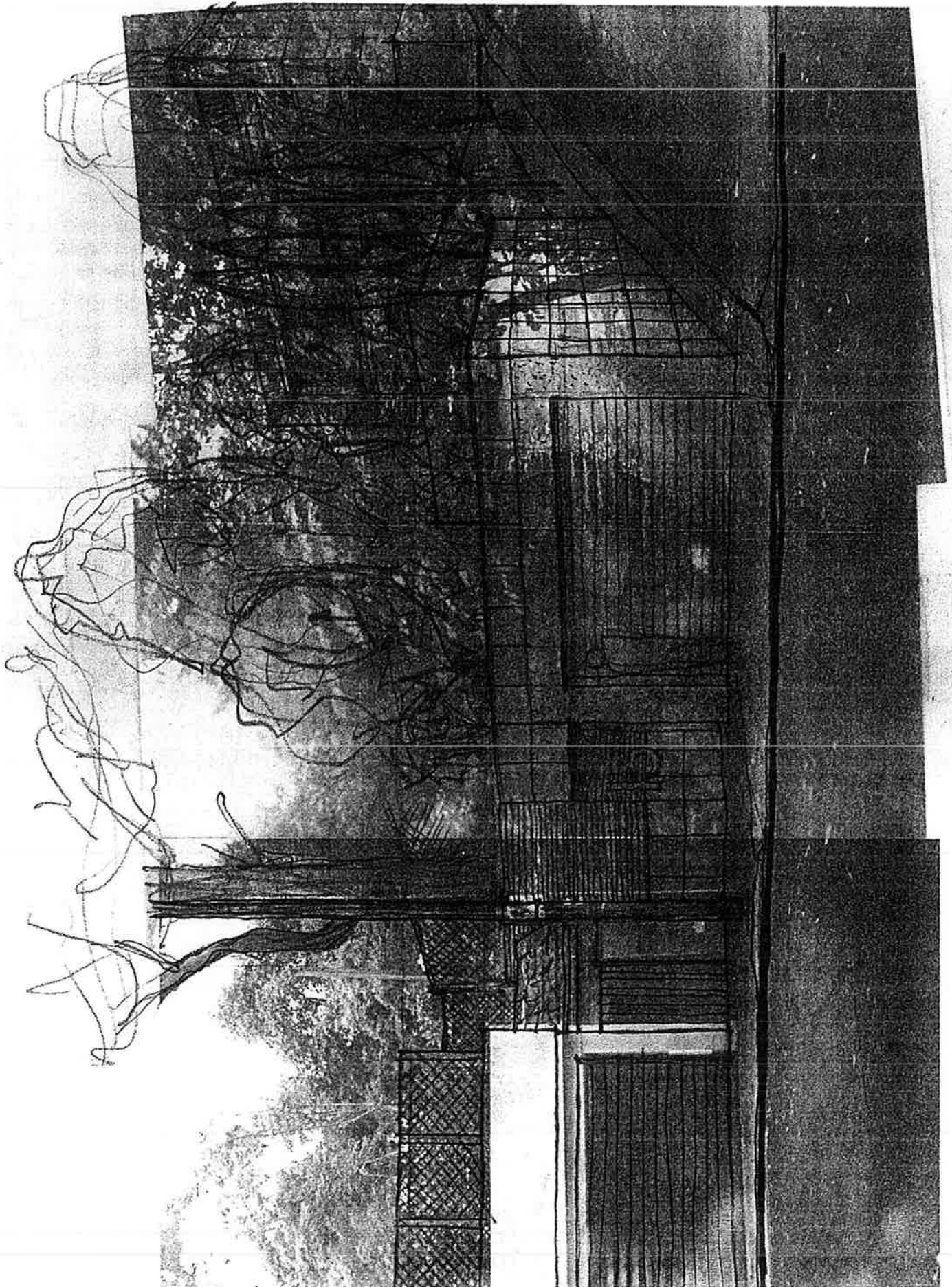
DIAGRAM 'A'



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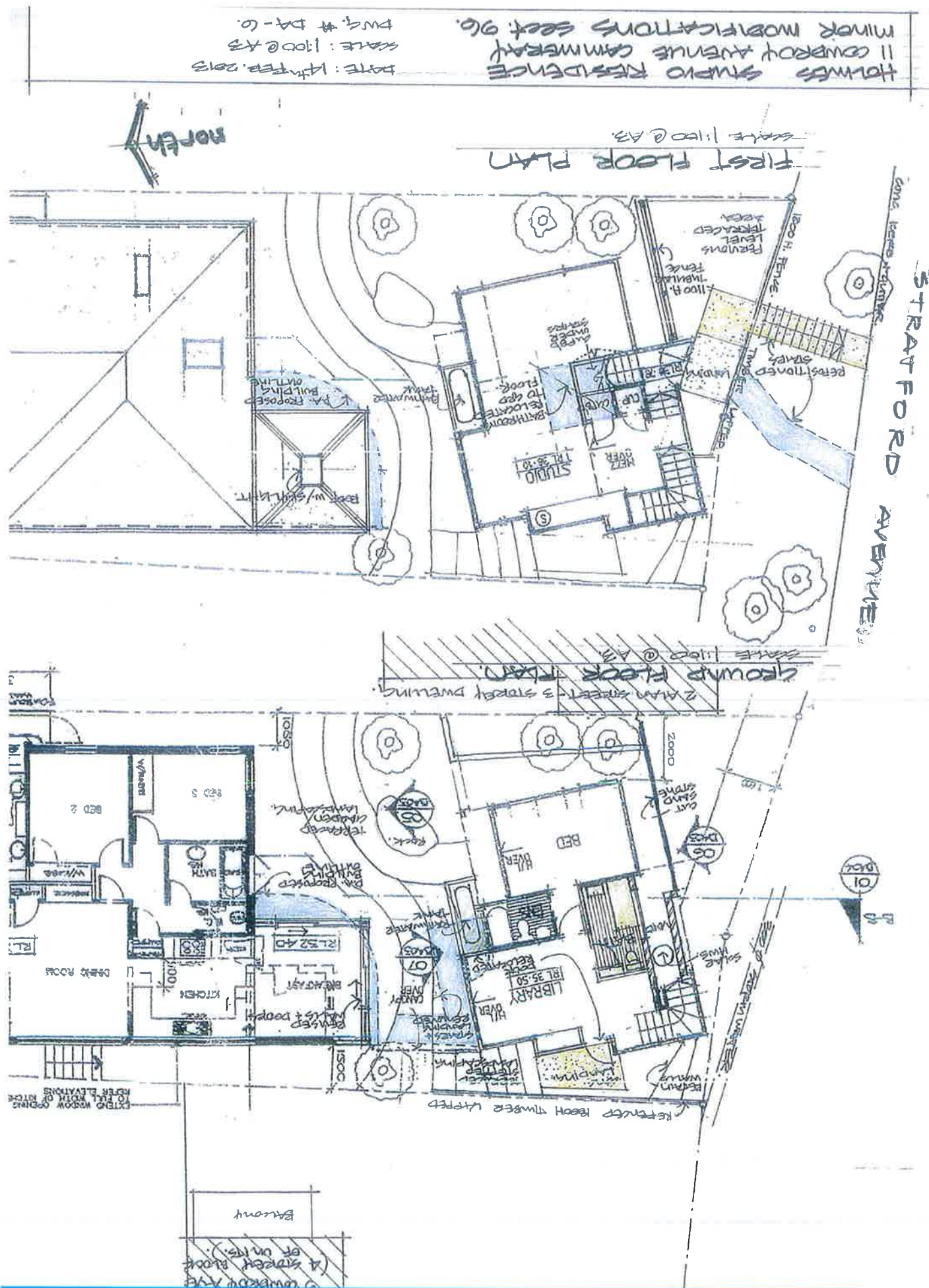
September 9, 1999
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DIAGRAM 'B'



Appendix F

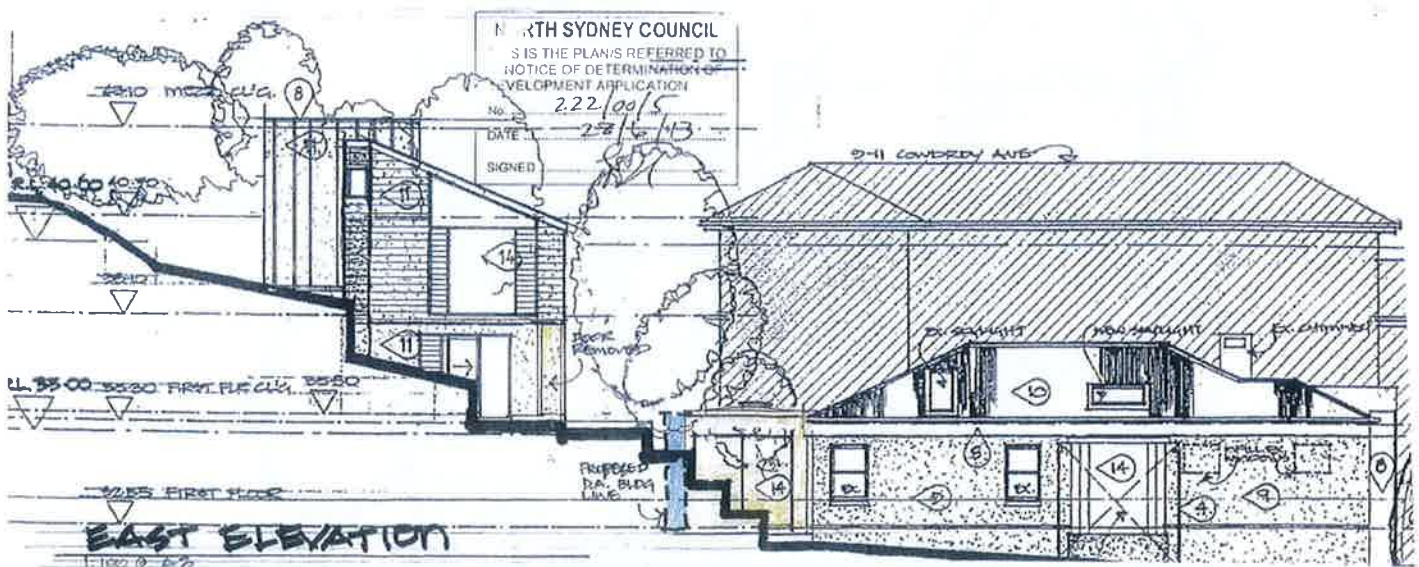
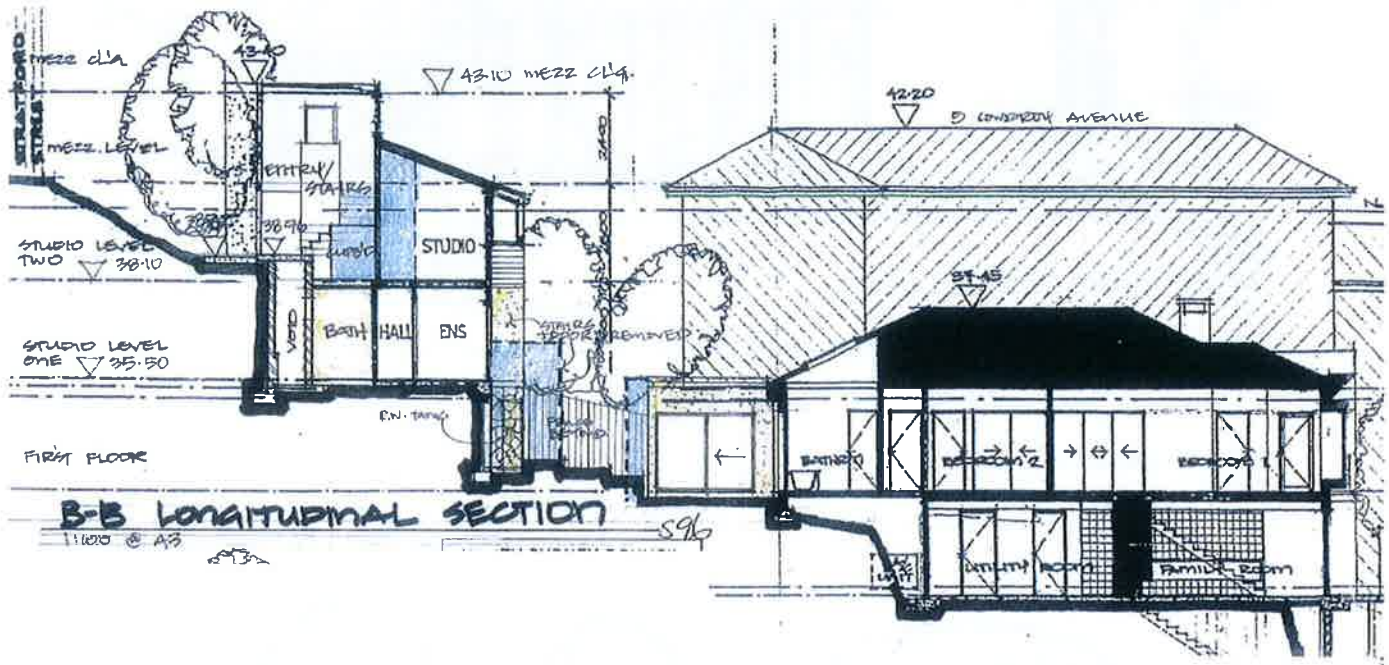
Section 96 Plans

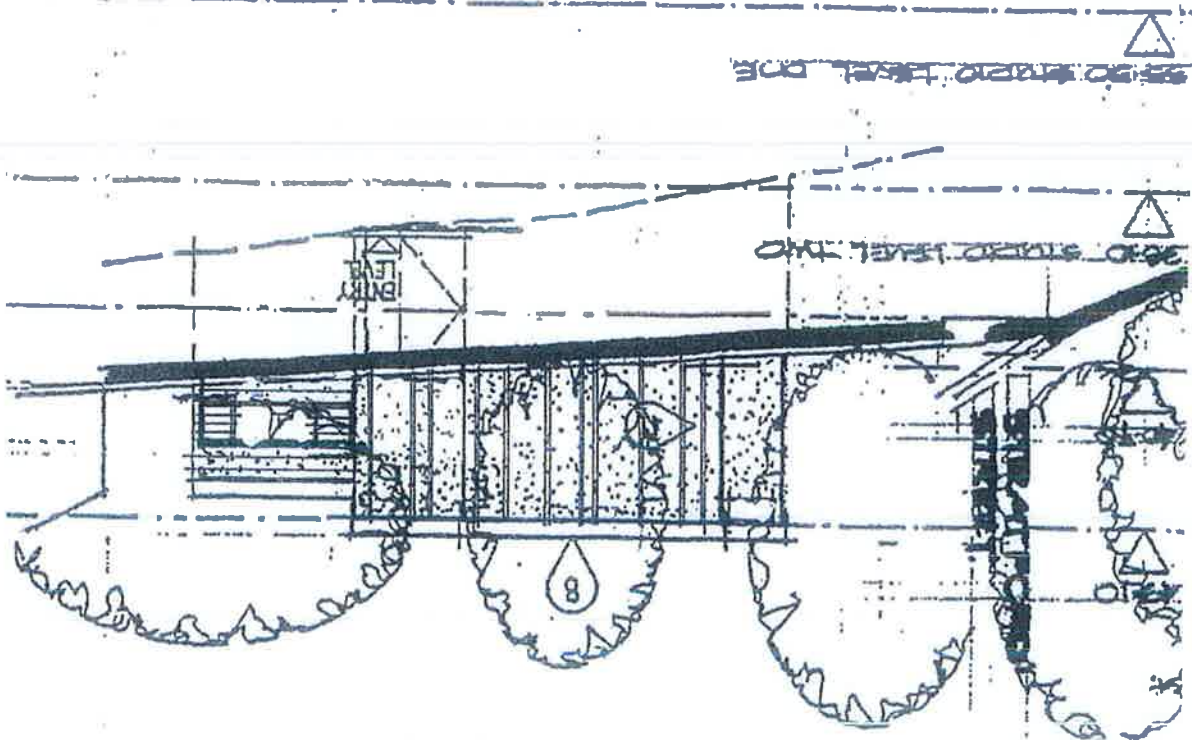
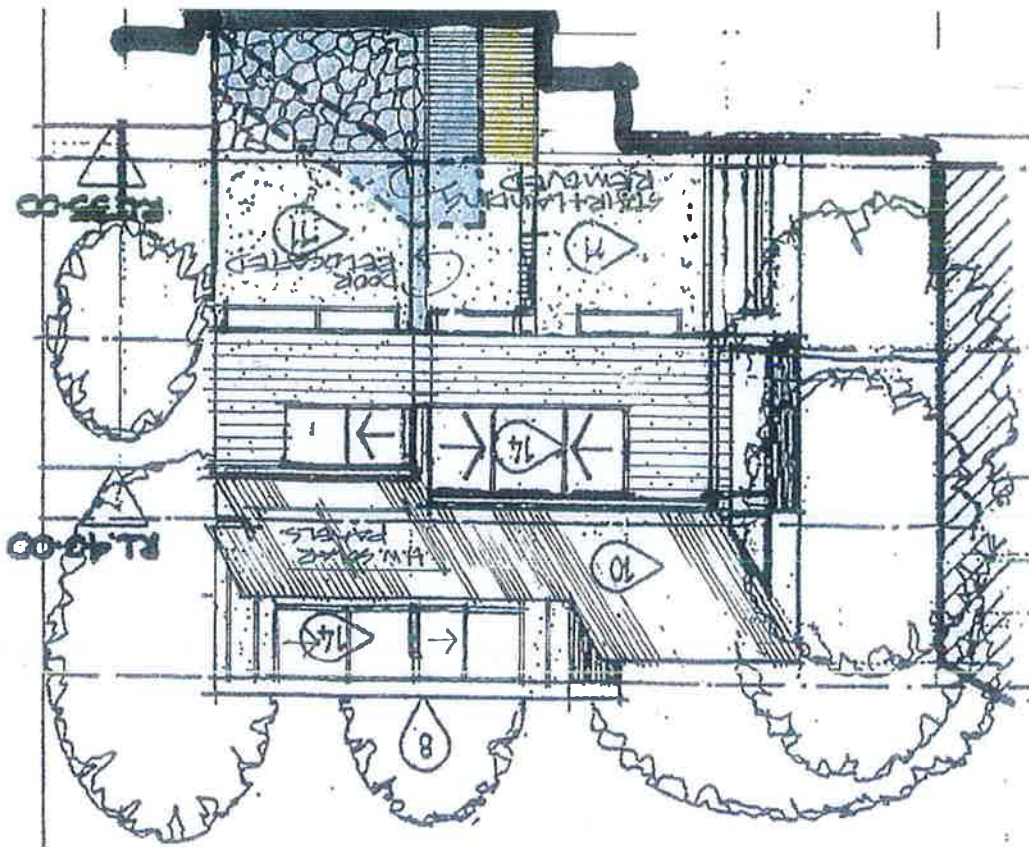


HOLMES STUDIO RESIDENCE
11 COWDROY AVENUE CAMMERAY
MINOR MODIFICATIONS Sect. 90(2)

DATE: 3RD APRIL 2013

SCALE: 1:100 @ A3 LONG. SECTION +
 DWG. # DA-9 EAST ELEVATION





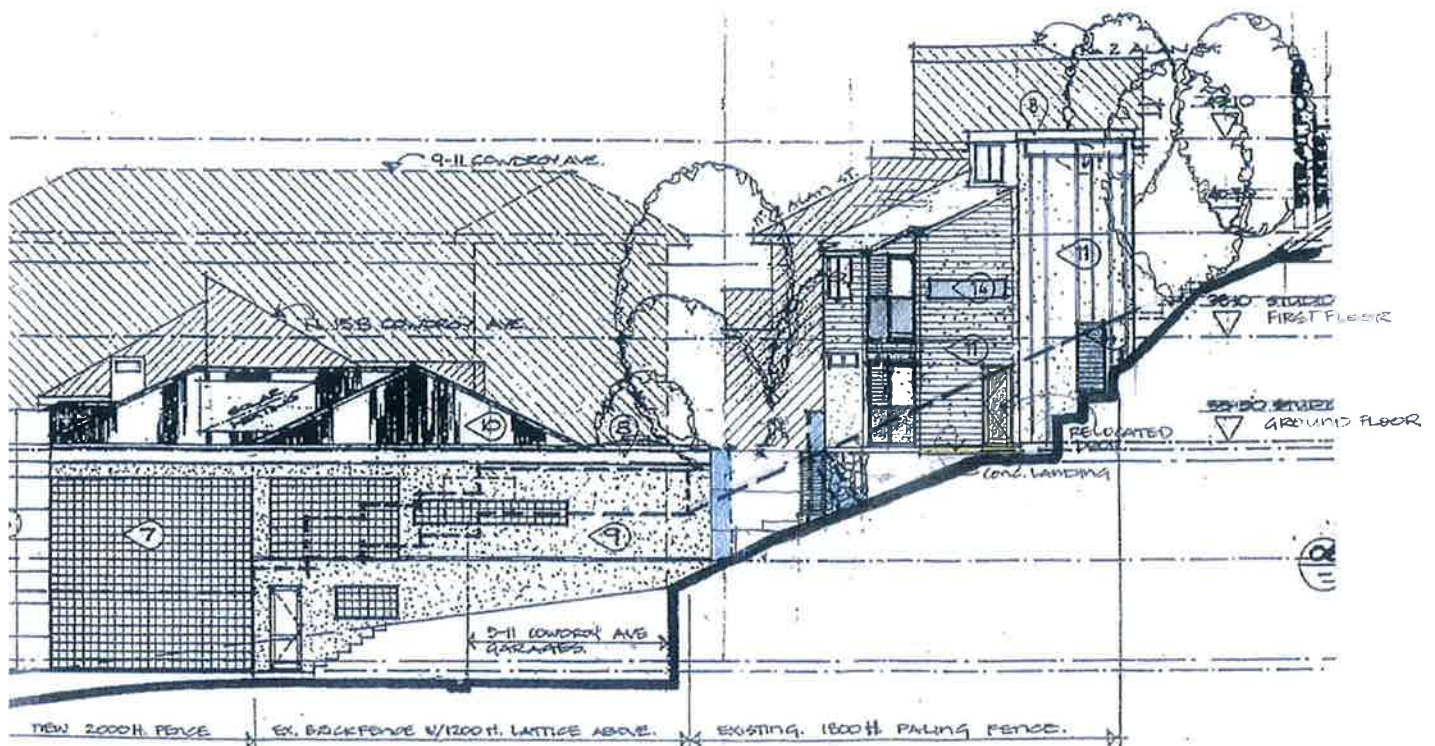
VOLMES STUDIO RESIDENCE
11 COWDROY AVENUE CAMMERAY
MIRKA MODIFICATIONS (Sect. 910 (2))
DATE: 21st April 2013
SCALE: 1:100 @ A3
DWG. # DA-B SOUTH + NORTH ELEV.

HOLMES STUDIO RESIDENCE
11 COWDROY AVENUE CAMMERAY
MINOR MODIFICATIONS Sect. 96(2)

DATE: 3rd APRIL 2013

SCALE: 1:100 @ A3

BWG.# DA-7 WEST ELEVATION



WEST ELEVATION [NORTH TO SOUTH ALONG BOUNDARY]

NORTH SYDNEY COUNCIL
RECEIVED DMS
13 DEC 2012
SCANNED DMS 2A

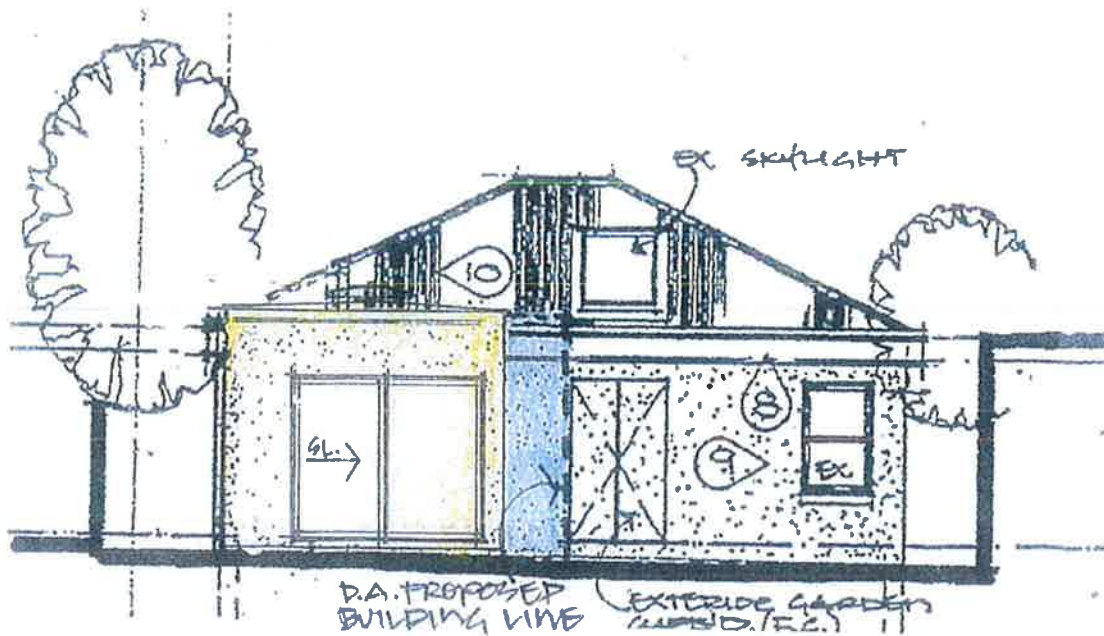
Section 96
NORTH SYDNEY COUNCIL
THIS IS THE PLANS REFERRED TO
IN NOTICE OF DETERMINATION OF
DEVELOPMENT APPLICATION
No. 222/00/5
DATE 28/6/13
SIGNED: [Signature]

HOLMES STUDIO RESIDENCE
11 COWDROY AVENUE CAMMERAY
MINOR MODIFICATIONS Sect. 96 (2)

DATE: 30 APRIL 2013

SCALE: 1:100 @ A3

DWG. # DA-8 SOUTH + NORTH ELEV.



SOUTH ELEVATION [RESIDENCE]

Section 96

NORTH SYDNEY COUNCIL

THIS IS THE PLAN/S REFERRED TO
IN NOTICE OF DETERMINATION OF
DEVELOPMENT APPLICATION

No. 222/00/5

DATE 28/6/13

SIGNED [Signature]

Appendix G

Local Environmental Plan 2013

Extracts

HEIGHT OF BUILDING



North Sydney Local Environmental Plan 2013

Height of Buildings Map - Sheet HOB_003

Maximum Building Height (m)

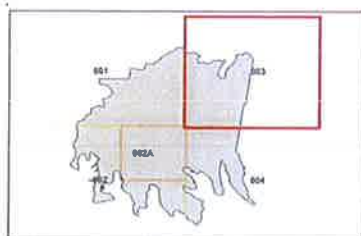
8.5	24
10	25
11	26
12	30
13	33
15	40
16	42
18.15	49
20	50

Maximum Building Height (RL m)

0 - 20
21 - 40
41 - 60
61 - 80
81 - 100
101 - 120
121 - 140
141 - 160
161 - 180
181 - 200

Cadastral

Cadastral 07/06/13 ©North Sydney Council

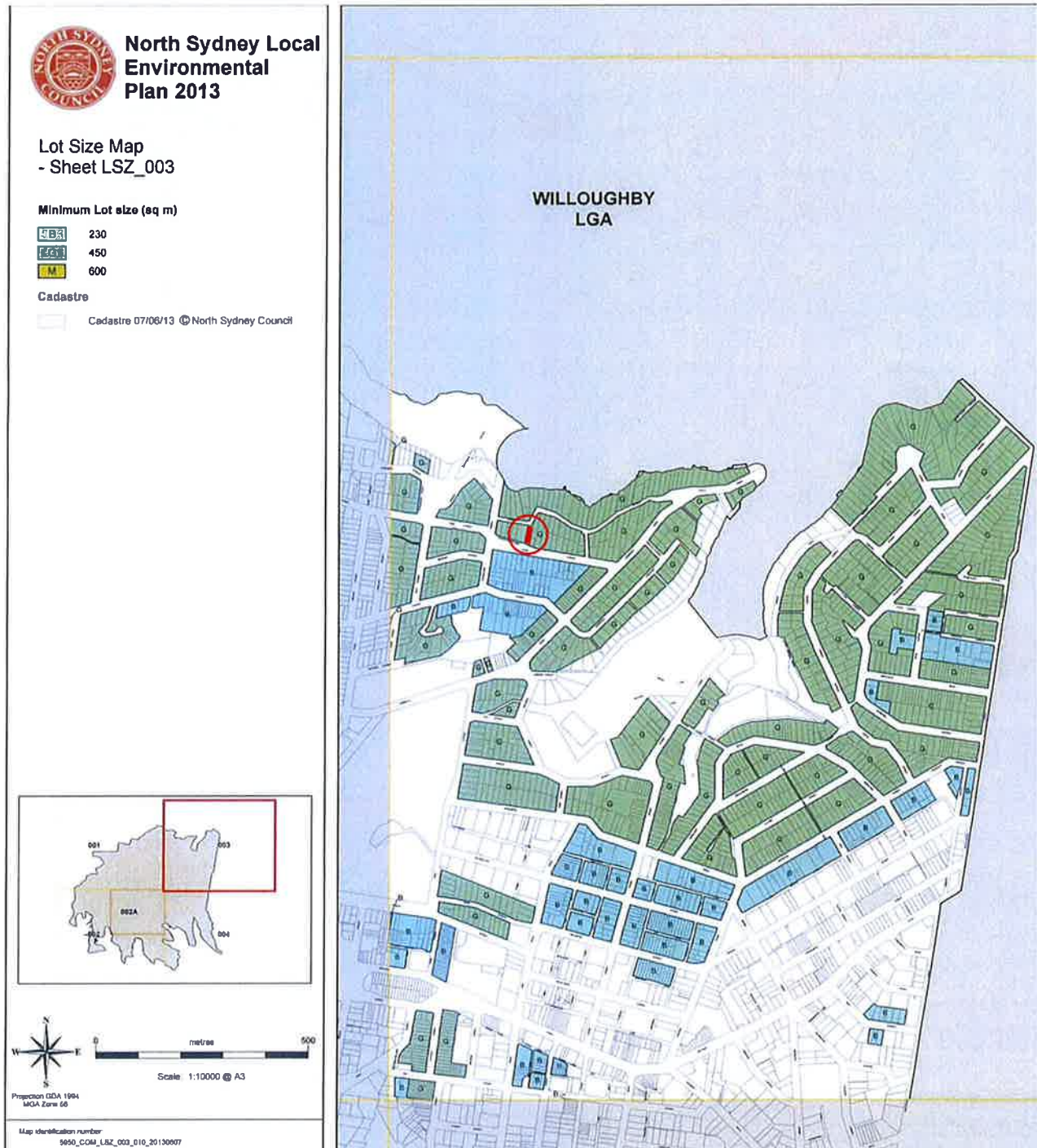


Projection GDA 1994
MGA Zone 58

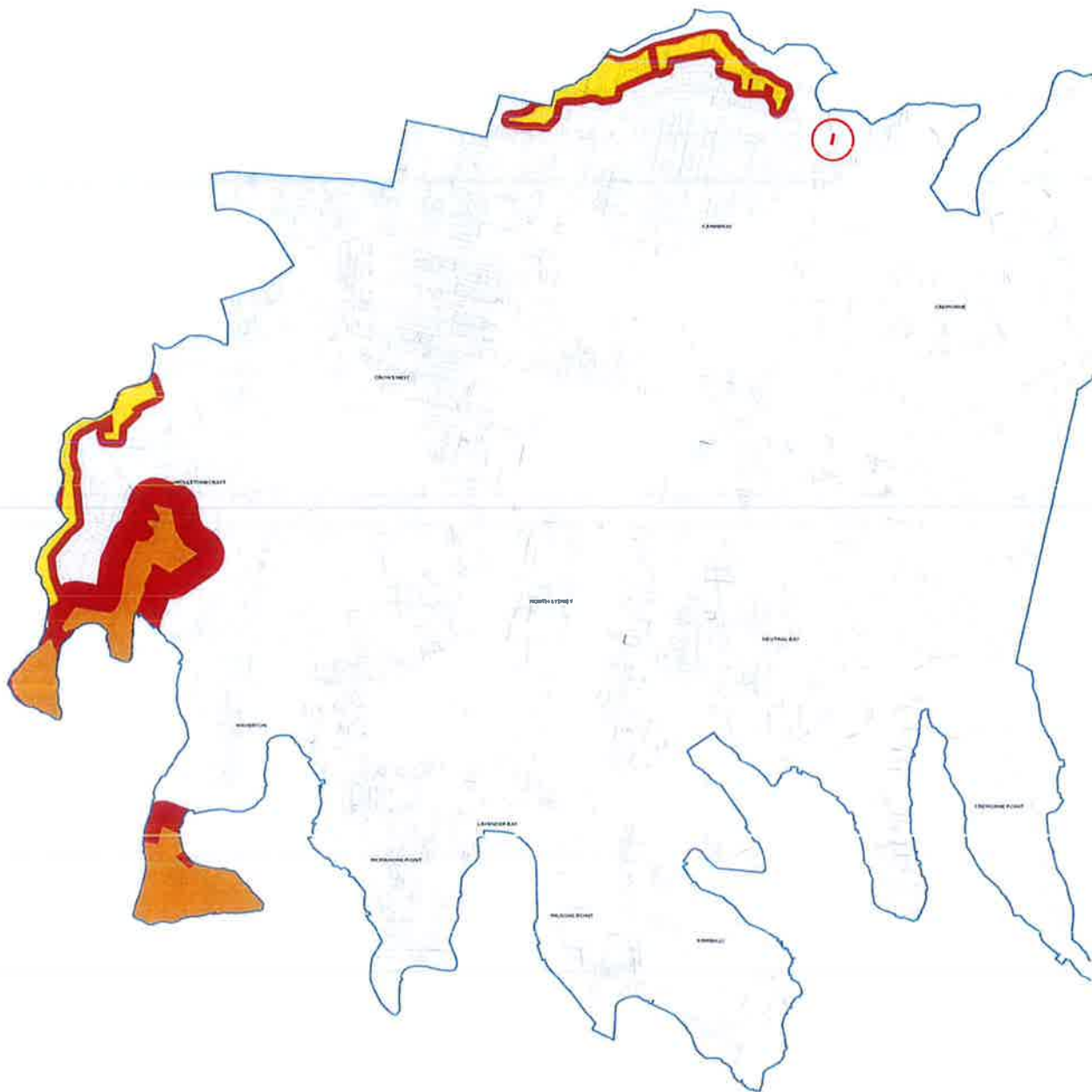
Map identification number
5950_COM_HOB_003_010_70130007



LOT SIZE MAP



BUSH FIRE PRONE LAND



North Sydney LGA ~ Bush Fire Prone Land Map

as Stakeholders under ANZUC* Guidelines
 med herein has been provided in good faith
 o ensure its accuracy and completeness
 no responsibility for errors or omissions nor
 r may result from the use of this information
 d Land Information Council



City Division 2	Source	Date
Project Information	NSW LGA	Aug 2008
Bush Fire Prone Vegetation	NSW LGA / Council	2008
Bush Fire Prone Buffer	NSW LGA / Council	2008
Vegetation Buffer	NSW LGA / Council	2008
North Sydney LGA	NSW LGA	Feb 2008



Bush Fire Prone Land
 Vegetation Category 1
 Vegetation Category 2
 Vegetation Buffer
 North Sydney LGA