

21 November 2022

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Re: Statement of Environmental Effects
Property: 33 Kambora Avenue, Davidson

Dear Sir,

This letter is submitted to Council to support a development application for the construction of new driveway, entry porch and stair glider, and rear entry ramp to service the existing dwelling at 33 Kambora Avenue, Davidson. The development application also includes ancillary landscape works.

This Statement of Environmental Effects has been prepared in accordance with the following plans and documentation accompanying the application:

- *Survey Plan numbered 2231-1-A, dated May 2022 and prepared by Robert Friend Surveys Pty Ltd;*
- *Architectural Plans numbered DA0.01 - DA12.01, dated 8 November 2022 and prepared by Design Build Project Services;*
- *Waste Management Plan;*
- *Stormwater Management Plan numbered 201271 C2.00, dated October 2022 and prepared by Fly Engineering Pty Ltd.*

▪ **SITE and LOCALITY**

The subject site is located on the western side of Kambora Avenue, 100m north of the intersection of Kambora Avenue and Prahan Avenue, Davidson. The site is located to the west of Frenchs Forest Bushland Cemetery.

The legal description of the subject site is Lot 8 in DP242383 also known as 33 Kambora Avenue, Davidson. The site currently contains a single storey dwelling house, and pool within rear setback. The site has a total area of 696.8m².

The subject site is located on land zoned R2 Low Density Residential under the Warringah Local Environmental Plan 2011. The locality is characterised by free-standing one and two storey dwellings, and public reserves, with the site adjoining single storey dwellings to the north and south, and St Martin's Primary School to the west.

The following aerial photograph shows the location of the existing building on the subject site and surrounding development:



Source: SIXMaps

The following photograph shows the existing dwelling on the allotment fronting Kambora Avenue.



Source: Google Maps Streetview

▪ **DEVELOPMENT PROPOSAL**

The development proposal is submitted following funding from the National Disability Insurance Scheme.

The development proposal is for disability upgrades including the construction of new driveway, front porch with stair glider and new ramp at the rear of the existing dwelling at 33 Kambora Avenue, Davidson. The proposed stair glider is located at the northern elevation of the existing dwelling and will provide access from the proposed entry pathway to the new front porch and existing ground floor entry.

The works are detailed as follows:

- New driveway configuration - keeping existing vehicular crossing
- Demolition of existing front porch and stair
- Proposed new front porch, stair, stair glider and balustrade
- Replace existing front door and sidelights – classified as exempt development
- New ramp/pathway at the rear of the dwelling (on current paved area)
- Minor Landscaping works at the northern elevation of the dwelling

▪ **PLANNING CONTROLS**

Warringah Local Environmental Plan 2011

The subject site is zoned R2 Low Density Residential pursuant to the Warringah LEP 2011, and alterations and additions to a dwelling house are permissible in the zone. The relevant provisions of the LEP are addressed within the development control table within this Statement. It is noted the subject site is not identified as affected by Acid Sulfate Soils, Coastline Hazards, and is not a Heritage item.

The subject site is identified as Area A – Slope <5° land pursuant to *Clause 6.4 – Development on Sloping Land* of the LEP. The proposal is unlikely to raise landslide risk noting the site has a fall from rear to front of approximately 1m (RL138 – 137). The development application is also supported by stormwater management plans detailing minor stormwater works including a new pit at the top of the driveway.

Warringah Development Control Plan 2011

The proposal is subject to the controls contained within the Warringah DCP 2011, with the controls contained in *Part B – Built Form*, *Part C – Siting Factors*, *Part D – Design*, and *Part E – The Natural Environment* addressed in the control table below.

▪ **DEVELOPMENT CONTROL TABLE**

A summary of the proposal assessed against the relevant requirements of the Warringah LEP 2011 and Warringah DCP 2011 has been prepared as follows:

Planning Instrument	Proposal	Standard	Compliance
Warringah Local Environmental Plan 2011			
4.3 Height of Buildings	5.8m – No Change	8.5m	Yes
4.4 Floor Space Ratio	135.57m ² & 0.19:1 – No Change	N/A	N/A
5.10 Heritage Conservation	Not a heritage item	Not in vicinity of item or conservation area	N/A
6.1 Acid Sulfate Soils	Not identified as acid sulfate	N/A	N/A
6.4 Development on sloping land	Area A – Slope <5°	Proposal unlikely to present landslide risk	Yes
Warringah Development Control Plan 2011			
Part B – Built Form Controls			
B1 Wall Heights	3.5m – No change	7.2m	Yes
B3 Side Boundary Envelope	No changes to existing	4m side boundary envelope at 45° Note: Fascias, gutters, may encroach beyond the envelope	N/A
B4 Site Coverage	Site not identified on site coverage map	N/A	N/A
B5 Side Boundary Setbacks	Driveway – 700-1240mm	900mm	Note 1
Part C – Siting Factors			
C4 Stormwater	The proposed driveway includes drainage, see stormwater management plan included with this	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater	Yes

Planning Instrument	Proposal	Standard	Compliance
	application	<p>infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</p> <p>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</p>	
C8 Demolition and Construction	WMP submitted with application	Waste Management Plan to be submitted	Yes
Part D – Design			
D1 Landscaped Open Space and Bushland Setting	28.08% - 195.65m ²	40% landscaping required	Note 2
D3 Noise	<p>Proposed stair glider will not have a significant acoustic impact.</p> <p>Acoustic requirements can be addressed via condition of consent</p>	Noise of plant and equipment not to exceed ambient background noise by more than 5dB(A)	Yes
D6 Access to Sunlight	Proposal will not result in additional overshadowing	50% of private open space of adjoining dwellings to receive 3hrs sunlight in midwinter	Yes
D10 Building Colours and Materials	Proposed paint finish to match existing colours	Alterations and additions to complement existing building façade	Yes
D18 Accessibility and Adaptability	The proposal is for disability upgrades, will improve accessibility for the residents of the subject dwelling	Accessibility requirements do not apply to dwelling houses	N/A

Planning Instrument	Proposal	Standard	Compliance
Part E – The Natural Environment			
E1 Preservation of Trees	No removal of trees is proposed	Vegetation Clearing Permit required for tree removal	N/A
E8 Waterways and Riparian Lands	Site is not identified on Council's Waterways map.	Waterway Impact Statement not required.	Yes
E10 Landslip Risk	The proposal will not result in landslip risk noting the proposal presents a minor change to the existing driveway and entry patio.	Council may decide if preliminary site assessment of site conditions is required for Area A land.	Yes

Note 1: The driveway has been designed to generally meet the controls of the DCP regarding setbacks. However, in the location where the driveway transitions to the detached garage at the west corner of the subject site, a minor variation of 200mm occurs to allow the driveway to taper to the width of the garage. The variation is considered acceptable given the existing location and width of the garage, and presents no significant loss of deep soil landscaped area when considered in the context of the site as a whole.

Note 2: The proposal presents a minor reduction of landscaped area from 30.94% (existing) to 28.08% (proposed). This is considered a minor variation from the 40% required by the DCP, and does not include the 13.41% of surface area with a dimension less than 2m on the site which current provide deep soil landscaping for existing trees and shrubs beside the driveway.

In this instance, given the development proposal pertains to minor expansion of hard surface areas for the primary purpose of disability upgrades service the needs of the occupant, a minor reduction in landscaped area of ~1% is considered acceptable. Further, the driveway and pathway upgrade will not impact existing shrubs or trees on the northern boundary or within the front setback of the dwelling.

■ ENVIRONMENTAL ASSESSMENT

The planning instruments applying to the subject site and this development proposal are addressed in detail in the previous sections of this report.

In summary, the subject site is zoned R2 Low Density Residential pursuant to the Warringah Local Environmental Plan 2011 and alterations and additions to a dwelling house are permissible with the consent of Council.

The development proposal meets the intent and performance criteria of the development controls contained in the Warringah DCP, and the proposed driveway, entry path and patio upgrades with new accessibility ramp and stair glider lift will not result in unreasonable amenity impacts to the adjoining properties with regard to solar access, privacy or view loss. The proposal will not impact upon the streetscape presentation of the existing dwelling noting it is within the existing built envelope at ground level.

In conclusion, it is considered that the proposed dwelling house is acceptable under the considerations of S.4.15 of the E.P& A. Act 1979. For reasons outlined in this Statement of Environmental Effects, it is my opinion that the development application for disability upgrades including a new driveway, entry pathway, entry porch and stair glider, and rear entry ramp to service the existing dwelling at 33 Kambora Avenue, Davidson should be granted development consent.

If you require clarification of the development proposal or further information please contact Tim Cooper on 9560 1718 or email tim@chapmanplanning.com.au

Yours faithfully,

A handwritten signature in black ink, appearing to read 'T Cooper', written in a cursive style.

Tim Cooper
Senior Town Planner
[Chapman Planning Pty Ltd](#)