



**Statement of
Environmental
Effects
31 WALWORTH AVENUE, NEWPORT
NSW
For
Olivia and Luke Mitchell**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 31 WALWORTH AVENUE, NEWPORT.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

This statement has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In formulating this Statement of Environmental Effects and Development Application, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Pittwater Local Environmental Plan 2014 (the LEP)², the Pittwater Development Control Plan (the DCP)³

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Pittwater Local Environment Plan 2014, Pittwater Development Control Plan 21

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

¹ Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Pittwater Local Environmental Plan 2014; <<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320>>.

³ Pittwater Development Control Plan;
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=PDGP>>.

THE EXISTING BUILDING

1.1 Site

The residence is located on the South side of 31 WALWORTH AVENUE, NEWPORT.

Site Address: No 31 WALWORTH AVENUE, NEWPORT

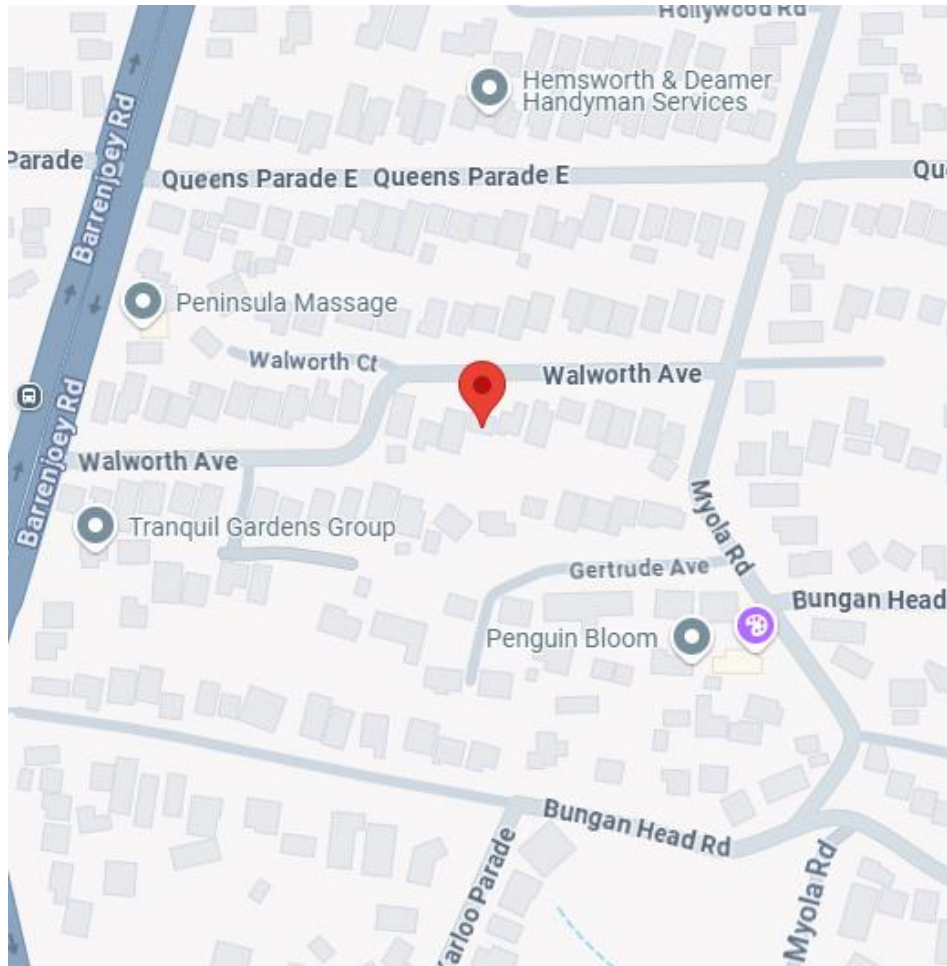


FIGURE 1: LOCATION PLAN 31 WALWORTH AVENUE, NEWPORT. ⁴ Source Google Maps.

1.2 Local Authority

The local authority for this site is:
 Northern Beaches Council (Pittwater)
 Civic Centre, 725 Pittwater Road,
 Dee Why NSW 2099
 DX 9118 Dee Why
 Telephone: 9942 2111

⁴ Location Map; < https://www.google.com/maps/place/31+Walworth+Ave,+Newport+NSW+2106/@-33.6611097,151.3190389,17z/data=!3m1!4b1!4m6!3m5!1s0x6b0d5351d902304d:0x7eed70a06632ea8!8m2!3d-33.6611097!4d151.3190389!16s%2Fg%2F11c5qcpz7t?entry=ttu&g_ep=EgoyMDI0MTIxMS4wLWIKXMDSoASAFQAw%3D%3D>.

1.3 Zoning

Lot 26 DP.9877 known as 31 WALWORTH AVENUE, NEWPORT, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area. The property is located within Class 5 Acid Sulphates.

1.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater Development Control Plan



FIGURE 2: Property report; 31 WALWORTH AVENUE, NEWPORT,⁵ Source Spatial Viewer DoIPE.

⁵ DoPIE, Planning Portal <chrome-

extension://efaidnbnmnnibpcajpcglclefindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/54db2162-f3f9-4d19-ac03-fe8d803db40b.pdf>.

1.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees, small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing double storey dwelling with housing directly opposite. The property is located on the high side of Walworth Avenue with views to the north-east over the residential areas of Newport. The existing façade is somewhat outdated, and the front garden is well vegetated.

Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing. The locality is considered a low-density R2 area. An important characteristic and element of Newport significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



FIGURE 3: Street View, 31 WALWORTH AVENUE, NEWPORT. Source Realestate.com.⁶

⁶ Realestate.com <<https://www.realestate.com.au/property/31-walworth-ave-newport-nsw-2106>>.

1.6 Existing Areas of the Dwelling

The site has an existing double storey dwelling accessed via a front pathway to the existing garage to the front of the dwelling and an existing concrete driveway.

1.7 Existing off-street parking

There is parking available for 1 car in the existing garage.

1.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping down from the rear of the boundary to the front of the site with scattered small shrubs, trees & grass. To the rear yard there is an existing grassed area. The existing landscaping is to be maintained where possible for this development.

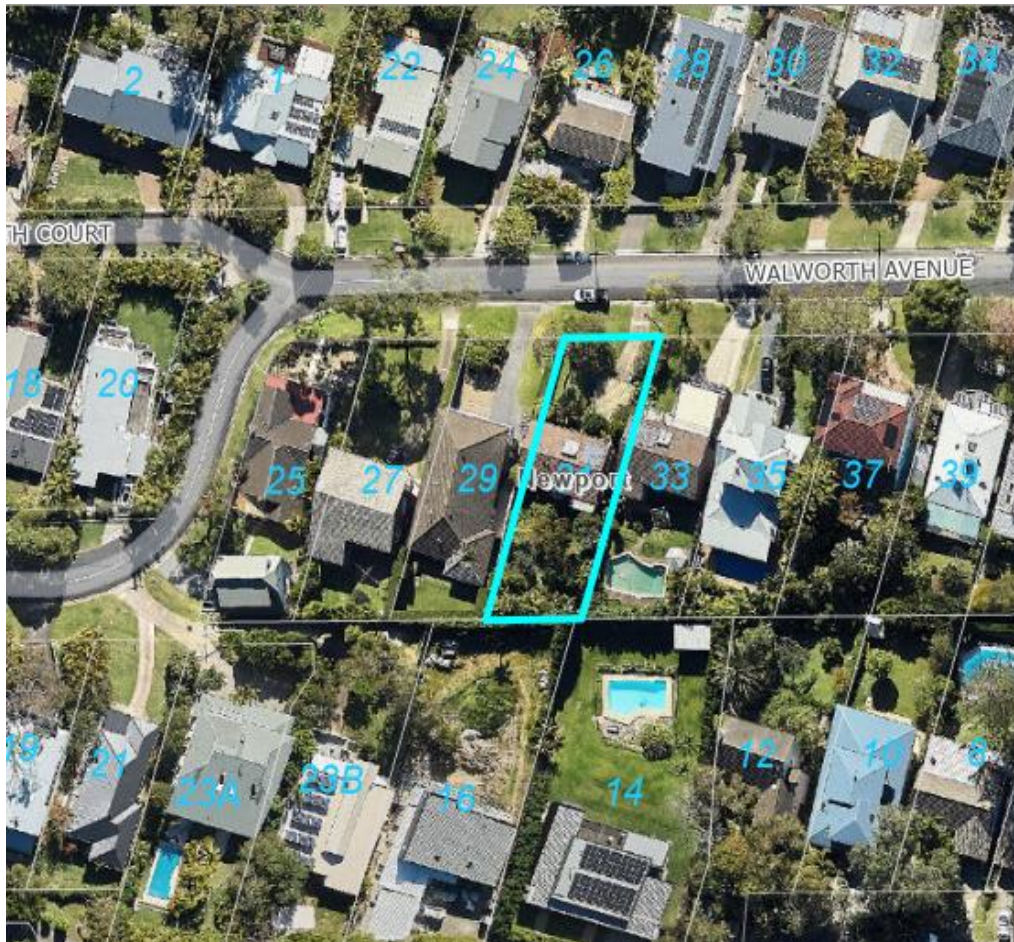


FIGURE 4: Aerial View, 31 WALWORTH AVENUE, NEWPORT. Source Northern Beaches Council.

2 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will become a three-storey building with new proposed upper floor addition, ground and first floor additions and new sheet metal roofs and a new pool to the rear yard. The appearance of the building is to be improved throughout the development with the dated appearance to be modernised and additions proposed to provide increased amenity and project longevity.

New internal works to the existing ground floor additions will include new bedrooms, a new study and new sitting area. External additions include a new rear pool and cabana, new garage roof and new concrete stairs from the garage. Upper floor additions are to include new front and rear decks, new bathroom, new WC and a new kitchen. A new upper floor is proposed to include a new master bedroom with ensuite and WIR. New roofs are proposed to the upper and ground floor areas encompassing the new additions.

The proposed works provide increased articulation to the dwelling through its modest additions and new roof lines, this increases visual interest and improves the built form of the existing dwelling from the public domain and neighbouring properties, helping to maintain the bulk and scale. This is considered in sympathy with the prevailing streetscape. (Figure 4)

This is in keeping with the existing street scape and the immediate neighbours. The proposal improves the scale and character of the house and the garden suburb.

2.1 *Features of the Proposal*

Externally the proposal encompasses:

- New rear pool and cabana
- New front and rear decks
- New upper floor addition
- New sheet metal roofs
- New concrete stairs

Internally the proposal encompasses:

- New upper floor additions; new master bedroom, new ensuite, WIR and living area.
- New ground floor bedrooms
- New ground floor study
- New ground floor bathroom/laundry
- New ground floor living area
- New first floor bathroom and WC
- New first floor kitchen

2.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

2.3 Purpose for the additions

The proposed development seeks to enhance the amenity of the existing dwelling in a manner that is consistent with the character of the Newport area. The design aims to modernise the dwelling while retaining key architectural elements, ensuring a seamless integration of new and existing features.

The scope of work includes internal and external modifications to both the ground and upper floors, along with the addition of a new parents' retreat on the second floor. These improvements will provide increased functionality and liveability for the owners and their family. The existing driveway and crossover will be retained, minimizing disruption to the streetscape.

The proposed additions include:

- Ground floor reconfiguration and extensions to improve internal circulation and usability.
- A new kitchen, bathrooms, and laundry, enhancing the dwelling's practicality and modern conveniences.
- A new upper-floor master bedroom with an ensuite and walk-in robe (WIR), providing improved privacy and comfort.
- A rear pool and cabana, further enhancing the recreational and lifestyle aspects of the property.

The development is primarily contained within the footprint of the existing dwelling, making efficient use of the available land while ensuring minimal impact on the surrounding environment. The design maintains the existing aspect and access to solar exposure and ventilation, particularly to the northern façade. These considerations not only enhance the living conditions for the occupants but also contribute to improved energy efficiency and environmental sustainability.

The proposal aligns with local planning objectives by optimizing the use of the site while respecting the established streetscape and neighbourhood character. The thoughtful design approach ensures that the dwelling remains compatible with the surrounding area, providing an improved and functional living space for the residents.

2.4 *Materials and finishes proposed to be used*

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Rendered masonry wall.

Cladded timber frame walls to the upper floor additions.

Alloy windows & doors to all elevations

Roofing in colour bond medium to medium to dark colour.

2.5 *Height*

The height of the new development is 8.755m and will exceed the 8.5m height limit. Refer to clause 4.6 submitted with this application.

2.6 *Site Controls*

Proposed Development	Proposed	Allowable
Site Area	654 sq m	-
GFA (Gross Floor Area New)	266.24sq m	-
GFA (Gross Floor Existing)	170.82 sq m	-

Height	8.755m	8.5m
Existing Impervious area	245.61 sq m	327 sq m
Proposed Impervious area	323.76 sq m	327 sq m

The proposal enhances the amenity of the site by maintaining safe access and the off-street parking and garden areas. The new upper floor additions provide articulation and visual relief of the rear of the property under this proposal. The proposed works will maintain the existing parking and improve the amenity of the dwelling while maintaining the streetscape to the adjacent properties. The existing and improved vegetation provides privacy between neighbouring properties.



FIGURE 5: Pittwater Landscape Area Map, 31 WALWORTH AVENUE, NEWPORT. Source Northern Beaches Council.

The proposed works to the existing ground and upper floors of the dwelling are well articulated from the streetscape and do not dominate the façade. It is in our opinion that the new upper floor additions are reasonable, considering the location of the existing dwelling and built form and existing terrain, with the proposal achieving the objectives outlined in PDCP2021.⁷

⁷ Northern Beaches Council DCP;

2.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	11.444m	6.5m
Rear Set Back	16.899m	6.5m
Side Set Back West	0.924m	0.9m
Side Set Back East	0.940m	0.9m

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Walworth Avenue.

The pattern of development along Walworth Avenue shows a semi-irregular pattern of development with various sizes of housing. (Figure 6) The orientation of the dwellings in a north south direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally consistent with the existing dwelling and the dwellings either side to provide a consistent pattern of development in relation to front setback.

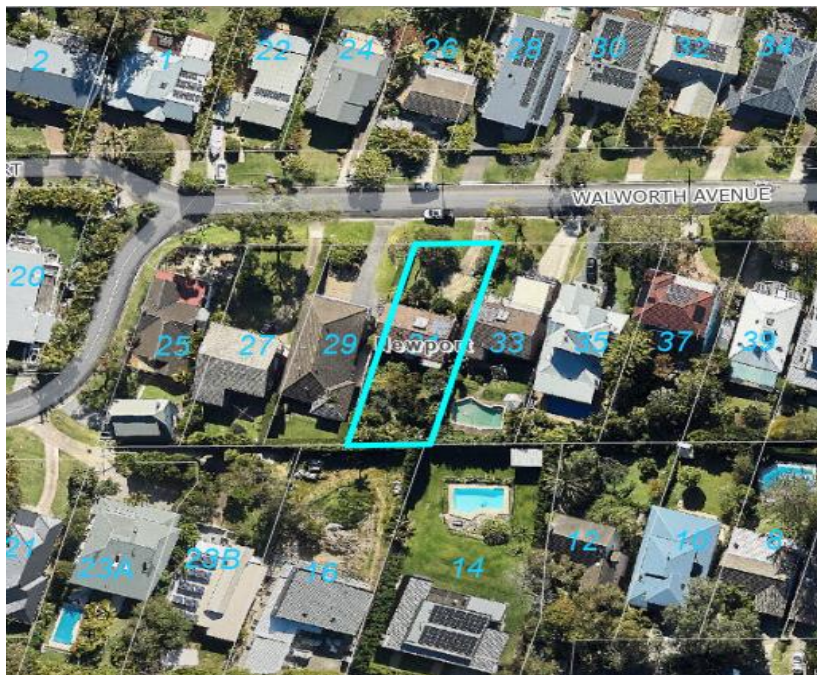


FIGURE 6: Aerial View, 31 WALWORTH AVENUE, NEWPORT. Source Northern Beaches Council.⁸

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

⁸ Northern Beaches Council, Ariel View map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

The proposed works provide visual continuity with the existing access within the front setback area. With the dwelling being largely set back from the front boundary this allows for a sense of openness to the front setback area. View lines are maintained with the ridge height slightly above the 8.5m limit and the garden areas in keeping with the neighbouring properties, with neighbours on either side enjoying an elevated position to make use of district views. As the property was built some years ago, the proposal provides an improved quality of streetscape in line with surrounding developments.

2.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The existing driveway, crossover and parking area will be maintained. The proposed development will have no detrimental impact on traffic flow.

2.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 31 Walworth Avenue has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows proposed. The additions will be substantially separated from the neighbouring dwelling for privacy. The timber framed and cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

2.10 Solar Access and Overshadowing

The site slopes down from the rear to the front of the site. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing or land on the neighbours existing roof, with a shadow increase that complies with councils' controls, and which will maintain sunlight to the open space areas on the adjacent property.

2.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The timber framed and cladded walls with timber floors act as a buffer to noise as well as existing planting. It is considered that this development imposes minimal noise impact to

neighbours.

2.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

2.13 On-Site Detention

As per Pittwater Council On-Site Stormwater Detention Technical Specification August 2012, alterations & additions for single residential dwellings will not require OSD.⁹

3 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

3.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly aspect.

3.2 Passive Solar Heating

The living spaces have timber floors with timber framed and cladded walls. The outdoor areas are to be timber board to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

3.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows are to be used to assist in passive cooling.

⁹ Northern beaches Council, Engineering Specifications; <<https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>>.

3.4 Natural light

Large open windows and doors to the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

3.5 Insulation and Thermal Mass

The development will be constructed from timber framed and cladded construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket and insulation batts¹⁰ to the exterior walls and where necessary to the existing walls.

3.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the side yard. Household effluent will be disposed of to Sydney Water requirements.¹¹ During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

3.7 Siting and Setback

Most houses are free standing with the car access to the front or down one side. 31 Walworth Avenue is a good example of this in that it has its car parking in the existing garage. The proposed new garage reduces the cars parked on the street and increases the current parking requirements. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be improved. The new works to the front & upper floor of the house follows this design concept. There have been generous areas of ground dedicated to the existing landscaped areas in both the front and the rear areas of the property.

¹⁰ Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

¹¹ Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

3.8 Development on Sloping Land

No. 31 WALWORTH AVENUE, NEWPORT is not shown in a Geotechnical Hazard Mapping Area (Figure 7) on Northern Beaches Council Geotechnical Hazard Map¹². There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter.



FIGURE 7: Geotechnical Hazard Map, 31 WALWORTH AVENUE, NEWPORT.
Source NB Council.

¹² Northern Beaches Council, Land slip map;
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

3.9 SEPP Resilience and hazards (Coastal Management)

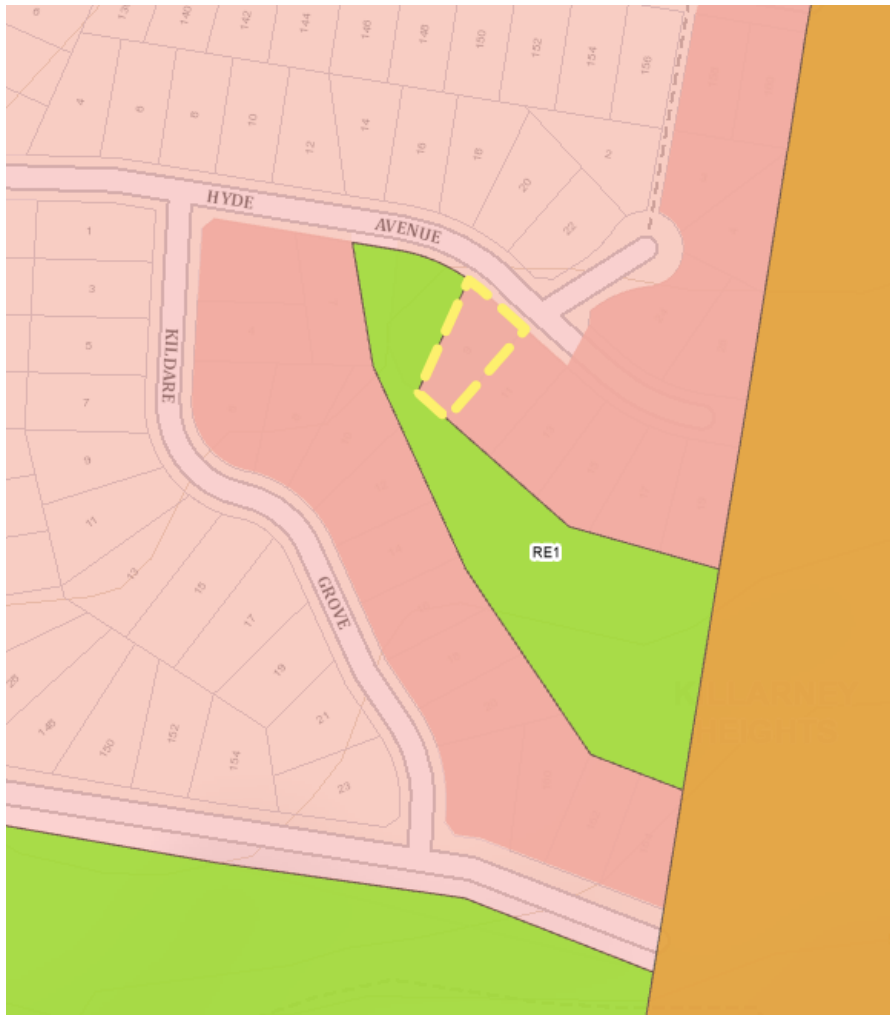


FIGURE 8: NB Council, Coastal Management SEPP Map, 31 WALWORTH AVENUE, NEWPORT. NSW Dept. of Planning.¹³

Chapter 2 Coastal management

Part 2.1 Preliminary

2.1 Aim of Chapter

The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and

¹³ NSW Government, Coastal management map; <<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>>.

- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

This Statement of Environmental Effects indicates that the development is of a minor nature and will not have a detrimental effect on coastal management, in essence the proposed works extends the existing elements of the building with minor additions and alterations proposed to provide for improved amenity, longevity and sustainability of the dwelling. This being consistent with the objects of the SEPP outlined above.

3.10 Bush Fire Prone land

31 WALWORTH AVENUE, NEWPORT is not located within a Bushfire Prone Area on the Northern Beaches Bush Fire Prone Land Map. (Figure 9).



FIGURE 9: Bushfire Zone Map – 31 WALWORTH AVENUE, NEWPORT.¹⁴

¹⁴ NB Council, Bushfire Map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

3.11 Building Form

Residential buildings in Newport are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be brick, timber framed and cladded to the dwelling. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

3.12 Roof Form

The existing house has a pitched roof that is proposed to be extended with a new pitched roof to new works with sheet metal roofing under this proposal.

3.13 Walls

A distinctive feature of the Newport house is that the walls are constructed from timber framing. The design incorporates these walls into the new works to the existing floors & the upper floor addition to use cladded timber frame for a lightweight construction option to create a seamless modern finish to the property.

3.14 Windows and Doors

A variety of window shapes and sizes can be found in the Newport area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 31 WALWORTH AVENUE, NEWPORT are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

3.15 Garages and Carports

The freestanding houses in Newport allow for the cars to drive to the front or down the side of the house. This development proposes to retain the existing garage and driveway.

3.16 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the existing streetscape and contemporary style of construction.

Please refer to Appendix 1 for the Colour Scheme schedule

3.17 Fences and Gates

Side & rear fences are to be maintained for this development.

3.18 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed areas existing to the front areas of the yard assisting in enhancing the streetscape. These are to be maintained under this development.

4 CONCLUSION

4.1 Summary

The proposed development is considered an appropriate and well-balanced solution for the site, maintaining the principles of low-density living while enhancing amenity and outdoor space. The design is sympathetic to the existing streetscape and remains consistent with the established residential character and density of Newport.

The proposal provides a private residence that is both architecturally and environmentally responsive to the specific needs of the site and local community.

The use of masonry, timber-framed and cladded walls, and timber flooring—combined with careful window orientation, natural daylight, and cross-ventilation—significantly enhances the immediate and long-term liveability of the dwelling.

The proposed alterations have been carefully designed to minimize any potential impact on adjoining properties while improving the overall amenity of the surrounding area. The thoughtful integration of new and existing built forms ensures that the development remains in harmony with its setting.

Given the minimal impact of the proposed works and the clear benefits to the site and neighbourhood, we respectfully request that the Council support the Development Application.

5 APPENDIX 1 – Schedules

5.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 100 1996 COLOUR
Wall	Timber frame & cladded stud	Paint	By Owner
Gutter	Colorbond	Medium to Dark	By Owner
Deck Posts	Alloy/Steel	Paint	By Owner
Door frame	Alloy-Timber	Paint	By Owner
Door	Timber & glass	Paint	By Owner
Window	Alloy/Timber & glass	Paint	By Owner
Roofing	Colour Bond	Medium to Dark	By Owner