

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION
FOR THE ALTERATIONS & ADDITIONS TO AN EXISTING
DWELLING INCLUDING NEW ACCESS STAIRS &
EXTENDED BALCONY

AT

21 WALWORTH AVENUE
NEWPORT NSW 2106



Rev: A
Issued: 19th DECEMBER 2024

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- A. Owners Consent/Letter of Support –**
19 Walworth Avenue Newport (Dennis Sinclair & Kate Sinclair)
- B. Owners Consent/Letter of Support –**
Unit 1/23A Walworth Avenue Newport (Ron Jacobs & Chris Jacobs)

| THE DEVELOPMENT APPLICATION |

1.0 SITE PROFILE AND BACKGROUND INFORMATION

The north-facing site is located on the southern side of Walworth Avenue, Newport, approximately 160m from Barrenjoey Road. The site is approximately 580m².

The site is surrounded by low-density residential dwellings of various sizes and there are three-storey dwellings erected immediately to the east and the west of the site. The subject dwelling is set well back from the established front building line of the street in this immediate locality.

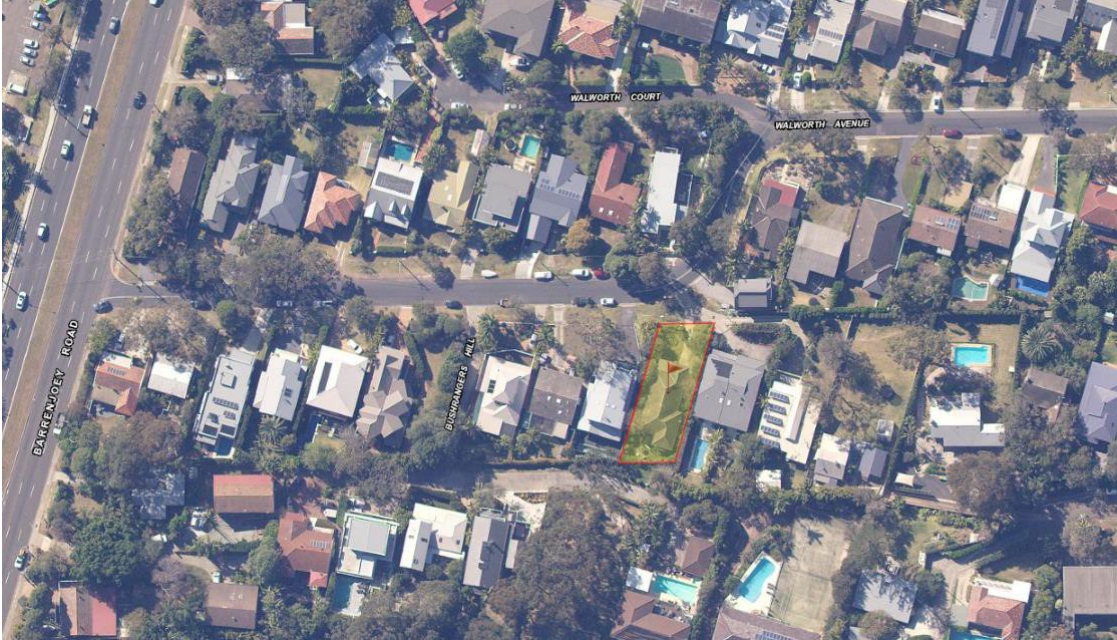
We confirm that the adjacent owners at 19 and 23A Walworth Ave, have no objection to the proposed development and provided letters of support, refer attachments A and B.

1.1 Site Images



Site Image Source: Google Maps 2024

1.2 Aerial Images



Aerial Image Source: Six Maps 2024



Aerial Image Source: Six Maps 2024

2.0 DETAILED DESCRIPTION OF THE DEVELOPMENT APPLICATION

The development application is shown in the attached plans and supporting documentation:

Architectural Plans by Humel Architects Pty Ltd:

DA00	Rev A	Title Page & Notes
DA01	Rev A	Site Plan & Site Analysis Plan
DA02	Rev A	Lower Ground Floor Plan
DA03	Rev A	Ground Floor Plan
DA04	Rev A	Roof Plan
DA05	Rev A	North Elevation
DA06	Rev A	East Elevation
DA07	Rev A	West Elevation
DA08	Rev A	Sections A-A
DA09	Rev A	Sections B-B
SD01	Rev A	Shadow Diagram No: 1 June 22 nd – 9:00am
SD02	Rev A	Shadow Diagram No: 2 June 22 nd – 12:00pm
SD03	Rev A	Shadow Diagram No: 3 June 22 nd – 3:00pm

DEVELOPMENT SUPPORTING DOCUMENTATION:

Statement of Environmental Effects by Humel Architects Pty Ltd dated 19th December 2024

BASIX Certificate by Efficient Living:

Report BASIX Certificate No: A450820_04 Dated 22nd October 2024

Landscape Plans by Jamie King Landscape Architecture:

Sht- 101	Rev C	Master Landscape Plan
Sht- 102	Rev C	Landscape Plan

Stormwater Management Plans by Stellen Consulting:

DR-000	Rev 0	Legend
SD-001	Rev 0	Stormwater + Sediment & Erosion Control Plan

Survey Plan by Richards & Loftus Surveying Services

2865 DS	Rev A	Plan of Detail, Levels, Contours and Boundary Identification Survey
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A detailed description of the development application is as follows:

2.1 Existing Site

The existing part of the site containing the proposed new works is currently occupied by an existing timber framed weatherboard house with brickwork foundation and a metal roof.

2.2 Description of Works

This application seeks approval for alterations and additions to an existing dwelling at 21 Walworth Avenue, Newport. The proposal involves the following works:

2.3 Lower Ground Floor Plan

- Increase and widen existing driveway to suit a double garage;
- New garage door approximately 5100mm wide;
- Removal of an existing brick wall and piers to create a double garage at the lower level and provision of a new brick wall and piers to structural engineer's details;
- New timber slat screen to the bin bay;
- Provision of a new laundry within existing footprint;
- New timber stairs and balustrade to a new verandah above;
- Existing garage to be extended and lowered;
- New internal stair between lower ground floor garage and ground floor hallway to be relocated to existing external stair location on eastern elevation (existing concrete stair removed);
- Removal of lower ground floor garage window (location of new stair landing and access);
- New brick retaining/foundation level wall to perimeter of new stair;
- New concrete footings to new stair and wall;
- External paving and pathway adjusted to suit new stair;

2.2 Ground Floor Plan

- Demolish existing stairs and structure at the front of the dwelling;
- New timber deck extension towards Walworth Avenue, with balustrade;
- Built-in BBQ and servery;
- New timber framed bi-folding window/doors to existing sunroom;
- New metal roof over new stair;
- New timber wall with weatherboard cladding to new stair (over brick retaining wall);
- New windows (x2) to ground floor (north and east elevations with new stair);
- Translucent windows/notation added to W01 and W02 to new stair;

2.3 Roof Plan

- Provision of new metal roof over the new stairs on the eastern elevation;

| STATUTORY PLANNING PROVISIONS & DEVELOPMENT CONTROLS |

3.0 PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

3.1 PITTWATER LEP 2104 - ZONING

The development application is located within the Zone R2 – Low Density Residential under the Warringah Local Environmental Plan, 2011 (WLEP2011).

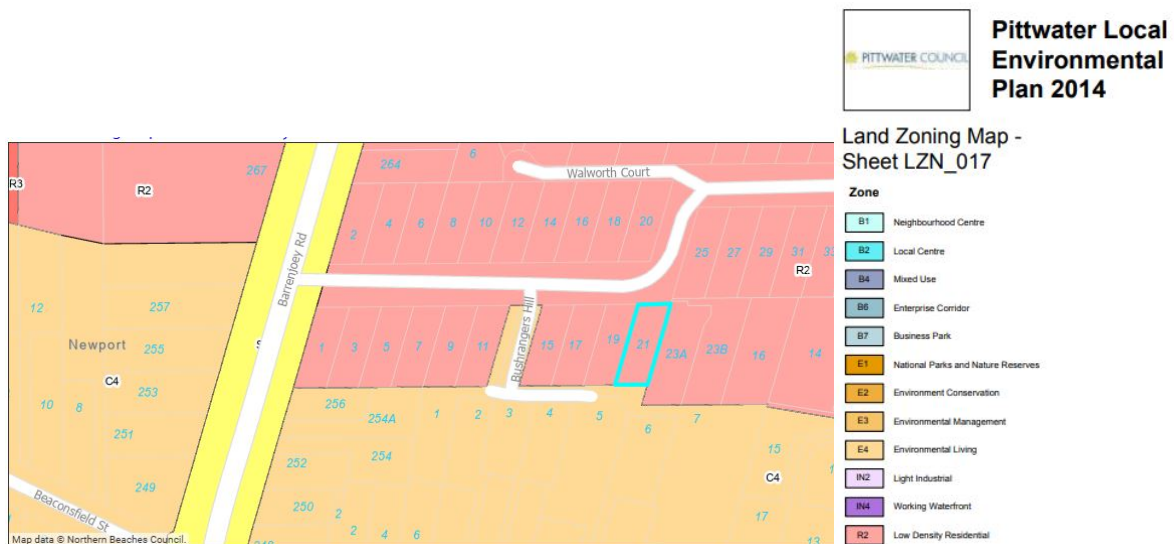


Figure 1: The Subject Site Source: NSW Planning Portal2024

The proposed use is defined as a 'dwelling house', and is a permissible use with Council consent within the R2 Low Density Residential zone.

The site is zoned R2 low density residential, and a dwelling house is permitted with Council consent. There is an existing dwelling on the site that complies with the zoning. This proposal is for alterations and additions to an existing dwelling and is a permitted use within this zone.

3.2 PITTWATER LEP 2104 – HERITAGE

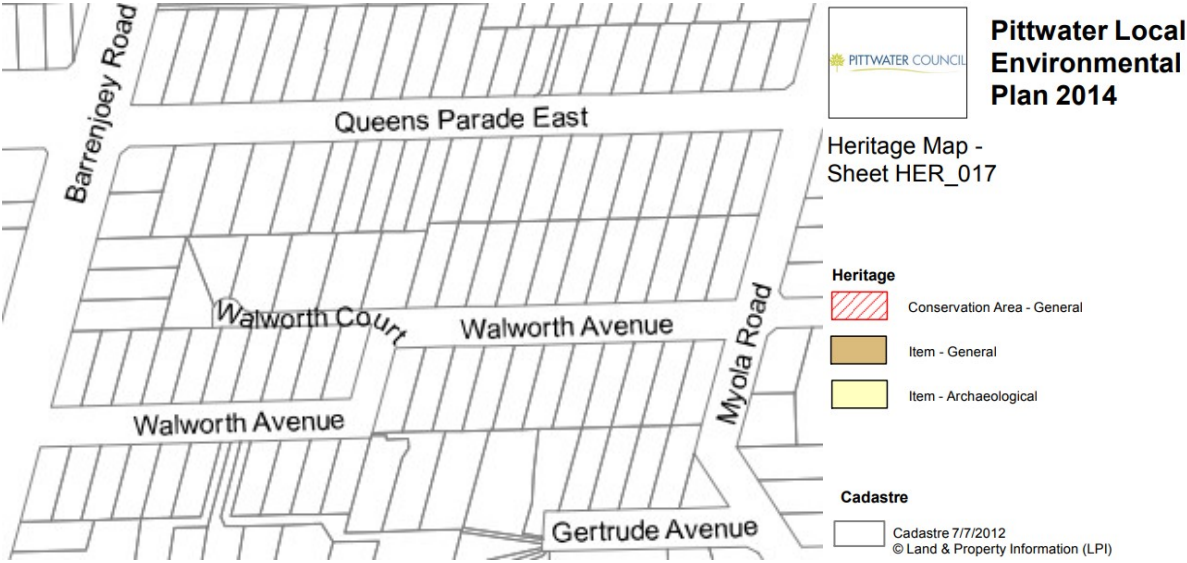


Figure 2: The Subject Site Source: NSW Planning Portal 2024

The site is not identified as being affected by a Heritage listing.

3.3 PITTWATER LEP 2104 – HEIGHT OF BUILDING

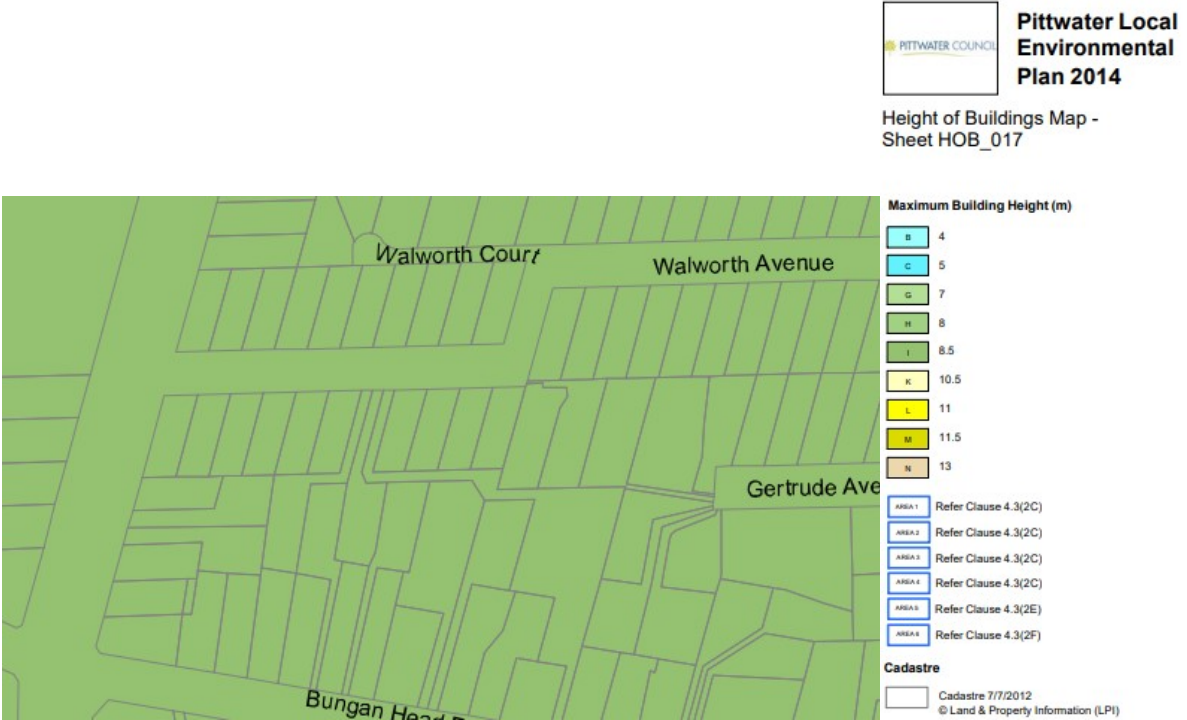


Figure 3: The Subject Site Source: NSW Planning Portal 2024

The maximum building height is 8.5m. The existing building complies with the maximum height requirement, and no change is proposed to the height of the building.

4.0 PITTWATER 21 DEVELOPMENT CONTROL PLAN

The proposed design is consistent with the aims and objectives of the built form controls and complies with the relevant numerical provisions of the Pittwater DCP 2014 described in Table:1 below:

4.1 Pittwater 21 DCP Control Plan Compliance Assessment

Table:1 - Pittwater D10 Newport Locality

Clause	Requirement	Proposed	Compliance with Requirements/ Consistency Aims & Objectives
C1.1 Landscaping	<p>In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form</p> <p>The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows:</p> <ul style="list-style-type: none"> • A planter or landscaped area with minimum dimensions of 4m² for shop top housing developments, • 60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy, and • 50% for all other forms of residential development. 	<p>The proposed landscape plans by Jamie King Landscape Architect demonstrate compliance is achieved and Architectural Lower Ground Floor Plan showing 68.7% of the landscape area between the front boundary and building line.</p>	<p>Yes</p>
C1.3 View Sharing	<p>All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p>	<p>The proposed development includes a minor verandah extension that will not impact the sharing of views to neighbouring properties with existing views maintained.</p>	<p>Yes</p>

	<p>The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.</p> <p>Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials.</p> <p>Views are not to be obtained at the expense of native vegetation.</p>		
C1.4 Solar Access	<p>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).</p>	<p>The proposed architectural plans/shadow diagrams by Humel Architects demonstrate compliance is achieved and adjoining properties will receive a minimum of 3 hours of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>The proposed development will also provide additional solar access to the residence with increase glazing to the living room.</p>	Yes
C1.5 Visual Privacy	<p>Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).</p>	<p>The proposed architectural plans demonstrate compliance is achieved by the inclusion of a privacy screen to the western elevation at first floor level.</p> <p>The proposed landscape plans by Jamie King Landscape Architect also demonstrate compliance</p>	Yes

	Elevated decks and pools, verandah's and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.	is achieved through the provision of screening planting between neighbouring properties.	
C1.7 Private Open Space	<p>Minimum 80m² of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.</p> <p>A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.</p>	<p>63m² of private open space (turf/lawn) is provided to the rear of the property.</p> <p>Additionally 39m² is provide to the front verandah accessed of the living areas.</p> <p>Private open space does not require front yard area for compliance.</p>	Yes
C1.12 Waste and Recycling Facilities	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan	The proposed Waste Management Plan by Humel Architect demonstrate compliance is achieved	Yes
C1.23 Eaves	Dwellings shall incorporate eaves on all elevations. Eaves must be a minimum of 450mm in width, excluding any fascia/barge boards and gutters	450mm eaves existing. The proposed architectural plans demonstrate compliance is achieved.	Yes
D10.1 Character as viewed from a public place	Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation,	The proposed architectural plans demonstrate compliance is achieved.	Yes

	<p>landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted. Any building facade to a public place must incorporate at least two of the following design features:</p> <ul style="list-style-type: none"> i. entry feature or portico; ii. awnings or other features over windows; iii. verandah's, balconies or window box treatment to any first floor element; iv. recessing or projecting architectural elements; v. open, deep verandahs; or vi. verandahs, pergolas or similar features above garage doors 		
D10.4 Building colours & materials	External colours and materials shall be dark and earthy tones	The development incorporates external colours, materials and finishes which are consistent with the predominant colours of development in the Newport locality, reflecting the dark and earthy tones.	Yes
D10.7 Front building line	Development is to maintain a front building line of 6.5 metres or the established building line, whichever is greater.	7.80m – 10.50m set back provided <i>(2.2m² or 0.37% of the site area exceeds the established building line set back requirement - Established building line splays from 7.975m 9.05m)</i>	Yes
D10.8 Side and rear building line	Development is to maintain a minimum side building line of 2.5 metres to one side and 1 metre to the other side. 6.5 metre rear building line.	The proposed works meet the 1m to one side and 2.5m to the other. 2.86m west elevation 1.12 – 2.3m east elevation	Yes

D10.11 Building envelope	Projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height.	The proposed architectural plans demonstrate compliance is achieved.	Yes
D10.12 Landscape Area	<p>The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.</p> <p>Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.</p> <p>Variations Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:</p> <ol style="list-style-type: none"> 1. impervious areas less than 1 metre in width (e.g. pathways and the like); 2. for single dwellings on land zoned R2 Low Density Residential or R3 Medium Density Residential, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)) 	<p>The proposed landscape plans by Jamie King Landscape Architect demonstrate compliance is achieved.</p> <p>Front Yard 109m² (56m² eastern side + 53m² western side)</p> <p>Rear Yard 100m² (6m²/1% of site impervious area variation)</p> <p>Side Yard West 53.5m² (17.5m²/3% of site impervious area variation)</p> <p>Side Yard East 33m² (8.15m²/1.4% of site impervious area variation)</p> <p>Total Site Area 580.78m²</p> <p>Total Landscape Area 295.5m² <i>(Required – 290m²)</i></p> <p>Total Landscape % 50.88% <i>(Required – 50%)</i></p>	Yes

<p>D10.14 Fences - General</p>	<p>a. Front fences and side fences (within the front building setback)</p> <p>Front fences and side fences (within the front building setback) shall:</p> <ul style="list-style-type: none"> • not exceed a maximum height of 1 metre above existing ground level, • be compatible with the streetscape character, and • not obstruct views available from the road <p>Rear fences and side fences (to the front building line)</p> <p>Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.</p>	<p>The proposed architectural plans demonstrate compliance is achieved by the inclusion of a privacy screen to the western elevation.</p> <p>No front fence provided.</p> <p>Side fence provided 1.5 metres high.</p>	<p>Yes</p>
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D10.7 Front Building Line

Control:

Development is to maintain a front building line of 6.5 metres or the established building line, whichever is greater.

Response:

The proposed building extension is sited well behind the primary 6.5 metre setback however, does have a minor encroachment on the average setback line derived from the setback of the adjacent dwellings. Notwithstanding, the proposed setback meets the objectives of the front building line control as described in detail below;

Outcomes

- Achieve the desired future character of the Locality.

Response: The front setback from the front boundary to the building line maintains greater than 60% landscaping in accordance with Clause C1.1_ Landscaping.

- Equitable preservation of views and vistas to and/or from public/private places.

Response: The proposed single storey deck extension has no impact on views from the adjacent dwelling based on the northern orientation of the properties and the modest nature of the proposal. Furthermore, the new work is screened from the western neighbour by existing retained mature vegetation.

- The amenity of residential development adjoining a main road is maintained.

Response: The develop is not adjoining a main road.

- Vegetation is retained and enhanced to visually reduce the built form.

Response: Existing trees T-03/6/7 and T-03/6/5 have been retained and enhanced with new magnolia's framing the elevation of the proposed deck.

- Vehicle manoeuvring in a forward direction is facilitated.

Response: The dimensions of the new concrete driveway facilitates vehicle manoeuvring in a forward direction.

- To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

Response: The single storey balcony extension proposed is in keeping with the height of the natural environment.

- To encourage attractive street frontages and improve pedestrian amenity.

Response: The proposal improves the street frontage by providing an attractive façade, recessing the garage door in the façade and new landscaping.

- To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment

Response: The single storey extension has no impact on the spatial characteristics of the existing urban environment.

Proposed:

The proposed development provides the following front building line set backs:

- 7.8m set back from the street front boundary to the north western corner of the verandah extension. This set back achieves the numeric set back of 6.5 metres however, does not achieve the established building line by 1.25m for an area of 2.2m² equating to 0.37% of the site area.
- 10.5m set back from the street front boundary to the north eastern corner of the verandah extension. This set back achieves the numeric set back of 6.5 metres and exceeds the established building line of 7.975m by 2.14m.

Note: The established building line splays from 7.975m – 9.050m which is at a slightly different angle to that of the street front boundary.

The proposed development has a minor variation to the front building line in relation to the average front setback to adjacent properties, however this area is minor (2.2m² or 0.37% of the site) which allows for the new balcony to be logically squared off and the existing vegetation to be retained which screens the built form in any event. Furthermore, the proposed set back achieves the desired future character of the locality and maintains the spatial characteristics of the existing urban environment.

| BUILDING CODE OF AUSTRALIA COMPLIANCE |

The proposed building works will be carried out in accordance with the National Construction Code 2024.

| CONCLUSION |

The proposed development is a lawful land use and is permissible with Council consent under the Provisions of the R2 Low Density Residential zoning under Pittwater Local Environmental Plan 2014 and meets the necessary requirements for a Development Application as outlined throughout this report including;

- The land is not affected by Coastal Protection;
- The land is not bushfire prone land as defined under the EP & A Act 1979;
- The land is not affected by Floodplain Development controls;
- The land is not biodiversity verified land under Part A of the *Biodiversity Conservation Act 2016*;
- The land is not affected by heritage conservation controls;
- The land is not identified as a geotechnical hazard;
- The land is not in a foreshore zone.

The modest nature of the single storey extension incorporating a new deck and garaging for two cars has no adverse environmental impact on the amenity of the neighbourhood or the adjacent neighbours properties.

Please do not hesitate to contact me should you have any queries.

Issued by



Ben Humel

Humel Architects Pty Ltd

| **ATTACHMENTS** |

- A. Owners Consent/Letter of Support –**
19 Walworth Avenue Newport (*Dennis Sinclair & Kate Sinclair*)

- B. Owners Consent/Letter of Support –**
Unit 1/23A Walworth Avenue Newport (*Ron Jacobs & Chris Jacobs*)

19 Walworth Avenue,
Newport NSW 2106

9 December 2024

To Whom It May Concern

	Re: Proposed Alterations & Additions to 21 Walworth Ave, Newport NSW (Lot 41, DP 9877)	
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We confirm that, as immediately adjoining neighbours, we do not object to, and in fact support, the proposed alterations and additions to 21 Walworth Ave, Newport, detailed in Humel architectural plans & elevations dated 11 November 2024, and numbered 100D, 101D, 102D, 201D, 202D, 203D, 301D, 302D, SD01C, SD02C & SD03C.

Background:

1. We are the owners of, and reside at, 19 Walworth Ave, Newport, being Lot 42, DP 9877,
2. Our 19 Walworth Ave home immediately adjoins 21 Walworth Ave, Newport,
3. We confirm that we do not object to, and in fact support, the proposed alterations and additions to 21 Walworth Ave, Newport, detailed in Humel architectural plans & elevations dated 11 November 2024.

Yours sincerely,

Dennis Sinclair



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Kate Sinclair



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1/23A Walworth Avenue,
Newport NSW 2106

9 December 2024

To Whom It May Concern

	Re: Proposed Alterations & Additions to 21 Walworth Ave, Newport NSW (Lot 41, DP 9877)	
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We confirm that, as immediately adjoining neighbours, we do not object to, and in fact support, the proposed alterations and additions to 21 Walworth Ave, Newport, detailed in Humel architectural plans & elevations dated 11 November 2024, and numbered 100D, 101D, 102D, 201D, 202D, 203D, 301D, 302D, SD01C, SD02C & SD03C.

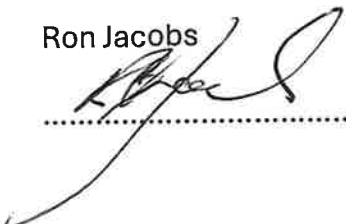
Background:

1. We are the owners of, and reside at, 1/23A Walworth Ave, Newport, one half of a duplex building (with 2/23A) constructed on Lot 4 of DP 1009503,
2. Northern Beaches Council recently agreed to our DA application to convert Lot 4 from Company Title to Torrens Title,
3. The attached Survey was prepared and provided to Council in support of that DA.
4. You will note from the Survey that:
 - a. Our Lot 4 has only ~ 1 metre of its 51m western boundary fronting Walworth Avenue (in the NW corner),
 - b. Vehicle access to and from our Lot 4 with Walworth Avenue is not possible without rights of carriageway over:
 - i. Lot 41 (21 Walworth Ave), marked '(A)' on the survey, &
 - ii. Lot 3 of DP 1009503 (being the battle axe lot on our eastern side), marked '(D)' on the survey,
 - c. Outside our lot, our vehicle access is made via a common driveway shared with Lot 41 and Lot 3 built over the Walworth Ave nature strip.
5. Our 1/23A Walworth Ave home immediately adjoins 21 Walworth Ave, Newport,
6. We confirm that we do not object to, and in fact support, the proposed alterations and additions to 21 Walworth Ave, Newport, detailed in Humel architectural plans & elevations dated 11 November 2024.

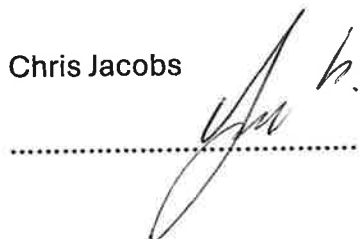
Yours sincerely,

Ron Jacobs

Chris Jacobs



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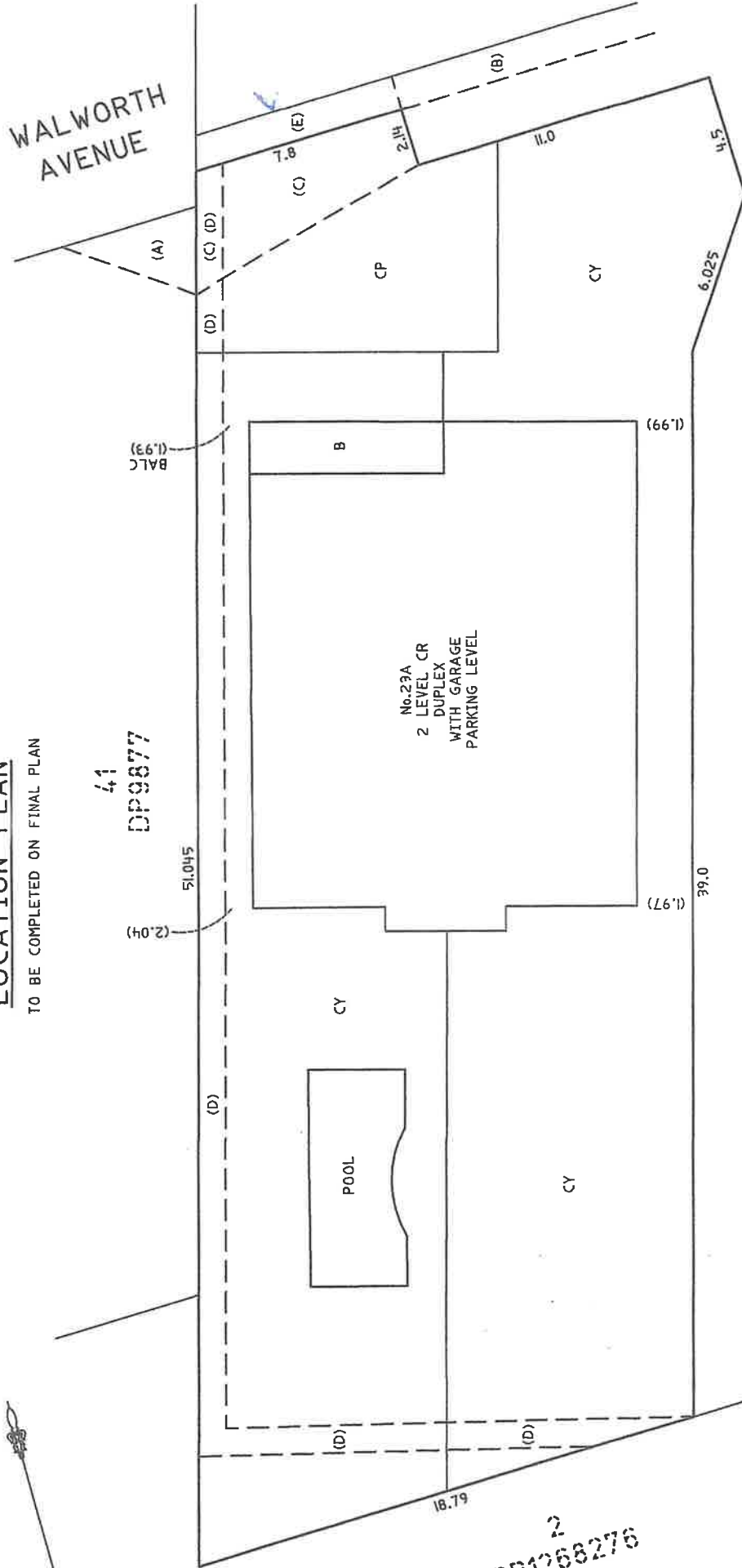


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LOCATION PLAN

TO BE COMPLETED ON FINAL PLAN

WALWORTH AVENUE



41
DP9877

3
DP1009503

2
DP1268276

- B - BALCONY
- CP - COMMON PROPERTY
- CY - COURTYARD

- (A) - G264113 RIGHT OF CARRIAGEWAY
- (B) - EASEMENT TO DRAIN WATER 1.26 WIDE DP1009503
- (C) - RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES VARIABLE WIDTH DP1009503
- (D) - EASEMENT TO DRAIN WATER 1 WIDE DP1009503
- (E) - RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 1.26 WIDE DP1009503

SURVEYOR
Name: KARL ROBERTSON
Date:
Reference: 23786_DSP

PLAN OF SUBDIVISION OF LOT 4 DP1009503

LGA: NORTHERN BEACHES
Locality: NEWPORT
Reduction Ratio: 1: 150
Lengths are in metres.

Registered

DRAFT

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ISSUE 2