



CONTEMPORARY  
ARCHITECTURE

## STATEMENT OF ENVIRONMENTAL EFFECTS

To accompany the Development Application submitted to  
Northern Beaches Council

**PROPOSED ALTERATIONS AND ADDITIONS TO:  
24 de LAURET AVENUE, NEWPORT**



Issue A

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## 1. INTRODUCTION

This Statement of Environmental Effects is to be read in conjunction with the plans and reports submitted together as the full Development Application Submission.

The site is located at 24 de Lauret Avenue, Newport, in the Municipal area of Northern Beaches Council, formerly known as Pittwater.

The following zoning applies to 24 de Lauret Avenue, Newport:

- C4 Environmental Living
- Geotechnical Hazard H1 area
- Biodiversity area.

The dwelling on site is comprised of two pavilions connected via a glass bridge. The site is very steep with the 2 pavilions stepped accordingly at different levels as the land falls from the rear to the front of the site. An existing garage is partially located underground at the front of the site and an external path and steps connect the footpath with the lower pavilion and main entry of the house. Two large elevated decks are situated on both levels of the lower pavilion.

The site is located on the side of a steep hill and is heavily landscaped with trees, planting and landscaped elements.

The existing dwelling currently accommodates 3 bedrooms all with ensuite in the top pavilion; a kitchen and open living/dining area and separate bathroom on the top floor of the lower pavilion; with a lower living room and workshop located underneath the lower pavilion building. There is currently no internal access between these two levels of the lower pavilion, with a glass roofed link connecting the higher and lower buildings. There is currently no direct access from the street to the higher building. A spa and sauna are located off the higher elevated deck.

The house is in poor condition with the owners undertaking maintenance and repair works to the house which will improve their amenity.

## **2. DESCRIPTION & REASON OF PROPOSAL**

The proposal is for a small addition at the rear of the site behind the existing top floor. A new laundry with external access to the top of the site is proposed. This will provide the owners with a dedicated laundry space, which is currently occupying the middle Bed 2 ensuite. The new laundry will be at the same level as the top floor with 2 doors for external access. The new laundry will be small in scale and has been designed with minimal impact to the surrounding landscaped areas and remainder of the site. A simple raked roof will be located underneath the existing eave of the top roof.

A new concrete landing setdown from the internal level and retaining wall around the addition is proposed to help address damp issues that occur on the site and to ensure no water comes into contact with the new works.

While the house is large, it is fragmented into 3 disconnected levels, with no internal access between the middle and lower levels, which means the lower living and workshop spaces are underutilised.

### 3. DESCRIPTION OF SITE AND LOCALITY

The subject site is No.24 de Lauret Avenue, Newport. The site comprises Lot 137, DP 225585, and is irregular in shape, with a splayed rear boundary (which has not been surveyed). The description of site is described as follows;

- The site area is 1703.7sqm (by calculation).
- The surrounding sites in de Lauret Avenue vary in size, ranging from one/two storey to multi storey dwellings.
- The site steeply rises from the footpath level to the rear of the site and is heavily vegetated with dense planting and several large trees.
- Boundary measurements are as follows:
  - Front angled boundaries at 4.57m & 7.62m and angled to the street and is marked with a protruding semi covered garage and entry stone steps.
  - The eastern side boundary is 53.325m and is marked with a concrete retaining wall and sections of fenced and not fenced sections
  - The western side boundary is 60.110m and is marked with sections of fencing and the neighbouring garage structure.
  - The northern rear boundary has not been surveyed as the site continues to rise at the rear and is heavily landscaped.

Mature and heavily vegetated areas dominate the site. Most will remain and not be affected apart from the small area with the new concrete slab for the new laundry are proposed.

## 4. DESIGNING WITH THE BUILDING CONTROLS

The following development controls relate to this site.

1. **Former Pittwater Local Environmental Plan (LEP) 2014**
2. **Former Pittwater Development Control Plan (DCP)**

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### Pittwater Local Environmental Plan 2014

#### Part 2 – Permitted or Prohibited Development

##### Part 2.1 C4 Environmental Living

Zone C4 Environmental Living: The proposed additions improve the amenity for the owners without adversely affecting the amenity of the neighbours, landform or landscape. The proposed addition is minor and will still retain and enhance the existing and established vegetation and wildlife corridors.

#### Part 4 – Principal Development Standards

##### COMPLIANCE TABLE

Statutory control - Pittwater Local Environment Plan 2011				
Site Area – 1703.7sqm	Existing	Proposed	Control	Complies
C4 Environmental Living zone				
Minimum lot size (Part 4.1)	1703.7sqm	No change	800sqm	No change
Building height (Part 4.3)(max) • Ridge of roof	7m (top level)	No change	8.5m	No change

##### Part 4.1 – Minimum subdivision lot size

The proposed development is not being subdivided.

##### Part 4.3 – Height of Buildings

Whilst the existing dwelling is elevated on the site, it is stepped accordingly to ensure the maximum height complies with the control for the site.

The new addition is at the rear of the site and will be small in size and scale. A new metal roof will sit underneath the existing roof eave and will ensure no breach of the maximum control for the site.

## **Part 7 - Additional local provisions**

### **Part 7.1 – Acid sulfate soils**

The site at 24 de Lauret Avenue, Newport has been zoned by Council as being on class 5 land. The works are not within 500m of any adjacent class 1,2,3,4 or 5 land, thus will have no disturbance or exposure to acid sulfate soils.

### **Part 7.2 – Earthworks**

The proposal will require minor excavation for the new slab and new retaining walls but will not have any impact on the environmental functions and processes, drainage patterns, neighbouring uses, cultural or heritage items and features of the surrounding land.

### **Part 7.6 – Biodiversity**

The proposal will not have any adverse impacts on the condition, ecological value and significance of the fauna and flora on the land or impact the importance of vegetation or disturb or diminish the biodiversity structure, function and composition of the land.

### **Part 7.6 – Geotechnical Hazards**

The proposal will not create any geotechnical hazards on the site and due to the small size of the addition it will not require large amounts of cut and fill on the site, impact any stormwater or drainage on the site or impact any of the surrounding land.

Refer to the Geotechnical Report included as part of this DA submission.

This site has no other special provisions under the Pittwater LEP 2014.

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## **Pittwater 21 Development Control Plan (PDCP)**

*The PDCP, Development Control, Parts B-D are relevant for this proposal.*

### **Part A – Shaping Development in Pittwater**

#### **A4.10 Newport Locality**

The site is located with the Newport Locality.

### **Part B – General Controls**

#### **B3.2 Bushfire Hazard**

The site is not within any bushfire zone according to the Northern Beaches Bush Fire Prone Land Map 2020.

#### **B6.3 Off Street Vehicle Parking**

No changes are proposed to the existing single garage.

#### **B8 SiteWorks management**

The proposed works are minor in nature with excavation and site disturbance kept to a minimum. The new addition is not located near any site boundaries and will not impact any of the nearby trees. [Refer to the Arborist and Geotechnical reports included in this DA submission.](#)

### **Part C – Development Type Controls**

#### **C1.1 Landscaping**

No changes to existing site landscaping or vegetation, apart from where removal is required for the small addition. The new addition is located at the rear of the site and will be unseen and will not change the visual character of the site.

#### **C1.2 Safety and Security**

No changes to existing site access or site surveillance.

#### **C1.3 View Sharing**

No changes to any viewing sharing or view corridors across the site as the new addition is located behind the existing building and surrounded by thick dense vegetation.

**C1.4 Solar Access.**

The proposed addition will not impact any of the amenity for the owners or nearby neighbouring properties. The new addition will be small in scale and located underneath the existing roof.

**C1.5 & 1.6 Visual and Acoustic Privacy**

The proposed addition is small in scale and located away from any of the neighbour properties. It will not have impact on visual privacy or result in any acoustic privacy issues.

**C1.7 Private Open Space**

No change to the existing private open space.

**C1.8 – C1.21**

N/A

**C1.23 Eaves**

The proposed new roof will not have the nominated eave width of 450mm, as it has been designed to sit between the existing windows of the Bath 3 and Hallway windows facing the rear of the site. If the eave was extended to 450mm it would require both these windows to be modified and thereby require more internal works where otherwise no works had been proposed. The new roof will sit under a portion of the existing eave which will help to provide protection above the new external doors.

**Part D – Locality Specific Development Controls (D10 Newport Locality)****D10.1 – 10.3**

N/A

**D10.4 Building colours and materials.**

The new addition will use colours and materials that are sympathetic to the existing dwelling and surrounding landscaping/vegetation. The proposed location and nature of the steep site mean the new addition will not be seen and the small scale of the works will not visually dominate against the existing native vegetation.



**D10.6**

N/A

**D10.7 Front Building Line**

The proposed additions comply with the control as they are set back behind the existing dwelling.

**D10.8 Side and rear building line**

The proposed addition complies with the controls for the side and rear building line setback, and is setback further than the 2.5m from the sides and 6.5m from the rear. Refer to the plans which show the proposed setbacks.

**D10.9**

N/A

**D10.11 Building envelope**

The proposal complies with the Building envelope. Refer to sections which demonstrate compliance.

**D10.12**

N/A

**D10.13 Landscaped Area – Environmentally Sensitive Land**

Refer to Landscape Calculation plans included as part of the DA Submission. The proposal complies with the 60% minimum landscaping for sites within the C4 Environmental Living zone by providing a landscaped area of 82%.

Due to the minor nature of the works, a Landscape plan has not been included in this DA Submission.

**D10.14 – 10.15**

N/A

**D10.16 Retaining walls**

A small amount of new retaining walls are proposed around the new laundry addition. This is to ensure that no parts of the house come into contact with ground water and to ensure no water damage or rotting can occur, as it has on other parts of the existing house. A setdown of 150mm from internal to external levels will also help to ensure no water will track back into the house.

**D10.17 – D10.33**

N/A

## CONCLUSION

The proposal at No.24 de Lauret Avenue has responded to the controls and objectives of the site and comply with the Pitterwater LEP and DCP. The works are minor in nature and will not impact the amenity of the owners, neighbours or disrupt the natural landscape and vegetation. The works while small will greatly improve the usability of the house as while the current house is large it is spread out and the family have to give up one of the existing bathrooms as the house does not have a dedicated laundry space.