

STATEMENT OF ENVIRONMENTAL EFFECTS

19 MORESBY PLACE, ALLAMBIE HEIGHTS

**CONSTRUCTION OF DWELLING ALTERATIONS AND
ADDITIONS**

**PREPARED ON BEHALF OF
MR & MRS MERRY**

JULY 2025

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1. INTRODUCTION

This application seeks approval for the construction of dwelling alterations and additions on Lot 19 in DP 28394 which is known as **No. 19 Moresby Place, Allambie Heights**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Warringah Local Environmental Plan 2011.
- Warringah Development Control Plan 2011.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by CMS Surveyors Pty Ltd, Job No. 23261, dated 11/03/2024.
- Architectural Plans prepared by Action Plans, Drawing No. DA00 to DA19, Revision A and dated 11/06/2025.
- Bushfire Hazard Assessment prepared by Control Line Consulting, Ref No. 22.06.237 and dated 06/07/2025.
- BASIX Certificate # A179007, dated 9 June 2025.
- Stormwater Management Plan and Certification prepared by Peninsula Consulting Civil & Structural Engineers, Job No. 25-0107 and dated 12 March 2025.
- Structural Design Certificate prepared by Peninsula Consulting Civil & Structural Engineers, Job No. 25-0107 and dated 12 March 2025.
- Waste Management Plan.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The subject site is identified as Lot 19 in DP 28394 which is known as 19 Moresby Place, Allambie Heights. The site is located at the southern side of Moresby Place. The site has a frontage of 10.53m to Moresby Place, with a maximum depth of 38.57m. The site which is generally rectangular in shape with an irregular front boundary and has an area of 625.9m². The locality is depicted in the following map:



Site Location Map

The site is currently occupied by a single storey brick and clad dwelling with metal roof. An attached carport/garage structure is located on the eastern side of the dwelling. The dwelling is located centrally on site. A concrete driveway located adjacent to the eastern boundary of the site provides vehicular access to the carport/garage. There are a number of trees on site, none of which are impacted by the proposal.

The site has a gradual slope from the rear boundary (approx. RL103.0) towards the street frontage (RL100.0).

The site is depicted in the following photographs:



View of Subject Site from Moresby Place

The existing surrounding development comprises a mix of one and two storey detached residential dwellings on generally varied sized allotments. The existing surrounding development is depicted in the following aerial photograph:



Aerial Photograph of Locality

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of alterations and additions to an existing dwelling including a new upper level. The additions to the dwelling will be constructed of clad external walls with a new colorbond roof to be provided.

The proposed additions/alterations are described below:

Ground Floor

- Demolish existing front patio/entry and provide new patio and entry with verandah extending the width of the dwelling.
- Demolish rear portion of dwelling and provide new addition and deck.
- Internal alterations to provide new layout/floor plan.
- New windows/doors as noted.

First Floor

- New first floor to provide three bedrooms (master with ensuite) and bathroom.
- First floor setback at least 3.655m to the eastern boundary and 1.59m to the western boundary.

All collected stormwater will continue to be discharged to the kerb in Moresby Place as detailed in the Stormwater Management Plan prepared by Peninsula Consulting Engineers.

The proposal will result in the following numerical indices:

Site Area:	625.9m ²
Existing Landscaped Area:	274.28m ² or 44%
Proposed Landscaped Area:	240.71m ² or 38%

4. ZONING & DEVELOPMENT CONTROLS

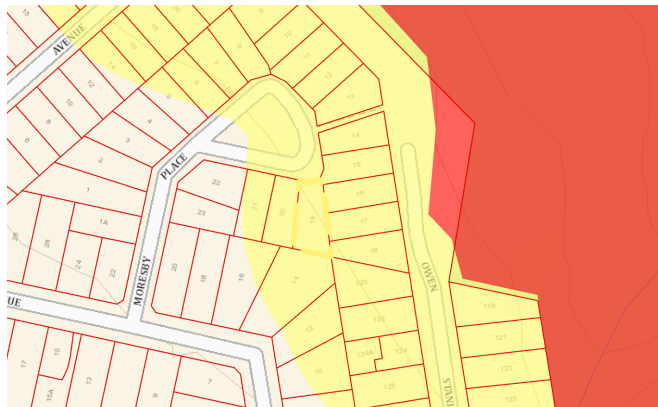
The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Northern Beaches Council.

4.1 Planning for Bushfire Protection 2019

The subject site is identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2019 apply. A Bushfire Hazard Assessment Report has been prepared by Control Line Consulting which in conclusion provides:

The objectives and performance requirements for the proposed development as required by the National Construction Code Volume 2 and the document Planning for Bush Fire Protection 2019 will be achieved by the incorporation of the 7 recommendations contained within this report.

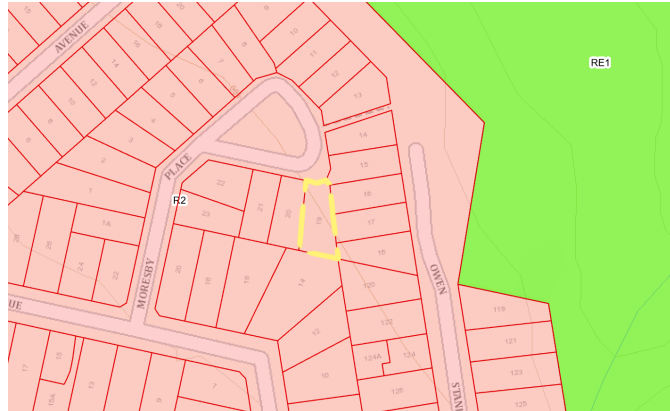
The recommendations contained within this report will assist in providing a reasonable level of bushfire protection and improve but not guarantee the chances of building survival, or provision for the occupants with a safe refuge during the passage of a bushfire front and or the provision of a defendable space for fire fighters.



Extract of Bushfire Prone Land Map

4.2 Warringah Local Environmental 2011

The Warringah Local Environmental Plan 2011 (LEP 2011) came into effect on Friday 9 December 2011.



Extract of Zoning Map

The site is zoned R2 Low Density Residential. Development for the purposes of alterations/additions to an existing dwelling house are permissible in this zone with the consent of Council. The following provisions of the LEP are relevant to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	8.355m	Yes

The following provisions are also relevant:

Clause 6.4 Development on Sloping Land

The site is classified as Area A on Council's Landslip Map. No further information is required in this regard.

There are no other provisions of the Warringah Local Environmental Plan 2011 that apply to the proposed development.

4.3 Warringah Development Control Plan 2011

The Warringah Development Control Plan (DCP) has been prepared by Council and was due to come into effect upon the gazettal of the LEP 2011. The new DCP contains detailed planning controls that support LEP 2011.

The following table provides a summary of the relevant controls of the DCP:

Clause	Requirement	Compliance
B1 – Wall heights	7.2m	<p>Maximum wall height is 7.493m. The non-compliance is a result of the slope of the site and the previous excavation for the garage/carport.</p> <p>The area of non-compliance is on the eastern elevation which is provided with ample setback (at least 3.6m) to the side boundary. The non-compliance is very minor, being less than 300mm and does not result in any detrimental impacts. All elevations are well articulated and comply with the maximum building height of the LEP and the building envelope specified in the DCP.</p>
B2 – Number of storeys	Not Applicable	Not Applicable
B3 - Side Boundary Envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment	Yes
B4 – Site Coverage	Not Applicable	Not Applicable

Clause	Requirement	Compliance
B5 - Side Boundary setbacks	Minimum: 0.9m	Yes All new works comply with the required setback.
B7 – Front Boundary Setbacks	Minimum 6.5m	Yes The proposal provides for a minimum setback of 10.473m to the street frontage as measured from the patio. This is consistent with the existing patio on site and is compatible with the established building line.
B9- Rear Boundary Setbacks & B10 Merit Assessment of Rear Setbacks	6.0m	Yes New works provide for a setback of at least 9.219m.
B11 – Foreshore Building Setback	Not applicable	Not Applicable
B12 – National Parks Setback	Not applicable	Not Applicable
B13 – Coastal Cliffs Setback	Not applicable	Not Applicable
B14 – Main Roads Setback	Not applicable	Not Applicable
B15 – Minimum Floor to Ceiling Height	Not applicable	Not Applicable
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Yes Existing vehicular crossing retained.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Yes Existing parking retained on site.

Clause	Requirement	Compliance
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes All collected stormwater will continue to drain to street gutter in Moresby Place as depicted in the Stormwater Management Plan prepared by Peninsula Consulting Engineers.
C5 – Erosion and Sedimentation	Soil Erosion Management required	Yes A Sediment Erosion Plan has been prepared and will be implement prior to any works commencing on site.
C6 - Building over or adjacent to Constructed Council Drainage Easements	Not Applicable	Not Applicable
C7 - Excavation and Landfill	Site stability to be maintained	Yes Proposal does not require any significant fill or excavation.
C8 – Demolition and Construction	Waste management plan required	Yes Waste Management Plan submitted.
C9 – Waste Management	Waste storage area to be provided	Yes There is sufficient area on site for waste and recycling bins.
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	The proposal provides for a landscaped area of 240.71m ² or 38% of the site. See discussion at end of table.

Clause	Requirement	Compliance
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Yes The proposal maintains ample private open space that is level and directly accessible from the internal living areas.
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not Applicable
D4 – Electromagnetic Radiation	Not Applicable	Not Applicable
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	Yes The proposed additions will continue to receive good solar access throughout the year. A BASIX Certificate has been submitted with the application.
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties' private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	Yes Shadow diagrams have been submitted with the application. Given the north south orientation of the allotment the proposal does not result in any unreasonable overshadowing.

Clause	Requirement	Compliance
D7 - Views	View sharing to be maintained	Yes The subject site and surrounding properties do not currently enjoy any significant views.
D8 - Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	Yes The proposed additions have been designed to maintain privacy to the surrounding properties. This has been achieved by retaining all high use living areas on the ground floor with only bedrooms and bathrooms proposed to the upper level.
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	Yes The proposal provides for alterations/additions to the existing dwelling comprising a new first floor. The additions proposed appropriate setbacks to the street frontages and the elevations are well articulated. The proposal complies with the maximum building height control and the building envelope which are designed to ensure an appropriate bulk and scale.
D10 – Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	Yes External finishes selected to be compatible with the existing surrounding development and the natural environment.

Clause	Requirement	Compliance
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	Yes Additions provide for roof form compatible with the existing dwelling on site. A new colorbond roof is provided.
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	Yes The proposal will not result in unreasonable glare or reflection.
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	Not Applicable.
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities.	Yes
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Not Applicable
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	Not Applicable

Clause	Requirement	Compliance
D17 – Tennis Courts	N/A	Not Applicable
D18 - Accessibility	Safe and secure access for persons with a disability to be provided where required.	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone.	Not Applicable	Not Applicable
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	Yes The dwelling will continue to provide a good outlook of dwelling approach and street.
D21 – Provision and Location of Utility Services	Utility services to be provided.	Yes Existing facilities on site.
D22 – Conservation of Energy and Water	A BASIX Certificate is required.	Yes
D23 - Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views or potentially hazardous road features or traffic control devices.	Not Applicable
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Not Applicable – the proposal does not require the removal of any protected trees.
E2 – Prescribed Vegetation	Not identified on map	Not Applicable

Clause	Requirement	Compliance
E3 – Threatened species, populations, ecological communities	Not identified on map	Not Applicable
E4 – Wildlife Corridors	Not identified on map	Not Applicable
E5 – Native Vegetation	Not identified on map	Not Applicable
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	Not Applicable
E7 – Development on land adjoining public open space	N/A – not identified on map	Not Applicable
E8 – Waterways and Riparian Lands	Not applicable	Not Applicable
E9 – Coastline Hazard	Not identified on map	Not Applicable
E10 – Landslip Risk	Identified on map as A	No further information is required.
E11 – Flood Prone Land	Not Applicable	Not Applicable

***Landscaped Open Space**

This clause requires a minimum of 40% of the site is to be landscaped area. The proposal provides for a landscaped area of 240.71m² or 38% of the site. This represents a numerical non-compliance of only 9.65m². It is considered that the minor non-compliance is justified and achieved the stated objectives of the clause as discussed below:

- *To enable planting to maintain and enhance the streetscape.*

The proposal does not require the removal of or impact on any existing protected trees and there will not be any impact on the landscaped character of the locality. The proposal provides for additions to the existing dwelling including a new upper level. The proposed additions do not encroach the existing front setback and there is sufficient landscaped area within the front setback.

The first floor level is provided with street setbacks ranging from 14.061m to 15.232m which ensures an appropriate streetscape.

The proposal achieves this objective.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

The proposed works do not have any impact on indigenous vegetation, topographical features or habitat for wildlife.

The proposal achieves this objective.

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

The proposal maintains ample landscaped area that is of sufficient dimension to enable landscaping. Both the front and rear yards maintain ample dimension to support existing vegetation and enable further opportunity for additional planting.

The proposal achieves this objective.

- *To enhance privacy between buildings.*

The proposed additions have been designed to maintain privacy to the surrounding properties. This has been achieved by retaining all high use living areas on the ground floor with only bedrooms and bathrooms proposed to the upper level. The proposal maintains existing boundary setbacks and considered window location.

The reduction in landscaping is a result of a new pedestrian entry pathway and larger rear deck. Both these elements are located at ground level with sufficient boundary setbacks and do not reduce privacy to the adjoining properties.

The proposal achieves this objective.

- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

The proposal ensures sufficient private open space in the rear yard. As depicted in the plans, the proposal provides for a large deck immediately adjacent to the internal living areas for passive recreation. This leads directly to the rear yard which dimensions of at least 9m by 21m for use as active recreation.

The proposal achieves this objective.

- *To provide space for service functions, including clothes drying.*

There is ample area in the rear yard for clothes drying and other service functions. The proposal achieves this objective.

- *To facilitate water management, including on-site detention and infiltration of stormwater.*

The proposal does not result in any additional stormwater runoff to the adjoining properties. A Stormwater Management Plan has been submitted with the application which provides for all collected stormwater to discharge to the street gutter in accordance with Council controls.

Further, the reduction in landscaping is partly a result of improving pedestrian access to the front of the dwelling. Currently pedestrian access is via the driveway, the proposal provides a new pedestrian pathway commencing at the beginning of the existing driveway, which is wider and reduces potential for vehicular and pedestrian conflict.

The remainder of the reduction in landscaping is the result of providing a larger deck on the rear elevation. This improves useable private open space and also improves connectivity between the internal living areas and external open space. This deck is not visible from the street and does not require removal of any protected vegetation.

There are no other provisions of the DCP that apply to the proposed development.

5. EP & A ACT - SECTION 4.15

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R2 Low Density Residential under the provisions of the LEP. Construction of alterations and additions to an existing dwelling house is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development will provide for alterations/additions to an existing dwelling without any detrimental impact on the environment, social and economic status of the locality.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the construction of alterations and additions to an existing dwelling house in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide for alterations and additions to an existing dwelling that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the construction of alterations and additions to an existing dwelling and associated works. As demonstrated in this report the proposal is consistent with the aims and objectives of the Warringah Local Environmental Plan 2011. The proposed dwelling does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction of dwelling alterations and additions at **No. 19 Moresby Place, Allambie Heights** is worthy of the consent of Council.

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July 2025