INCIDENTAL
ARCHITECTURE

STATEMENT OF ENVIRONMENTAL EFFECTS

TO ACCOMPANY ALTERATIONS AND ADDITIONS TO EXISTING DWELLING, AND ANCILLARY EXTERNAL WORKS AT:

67 EUROBIN AVE, MANLY

DA ISSUE

MAY 2025

Prepared by: Incidental Architecture
Suite 1/6 Waratah Street
Mona Vale, NSW 2103
T: 8916 7357
M: 0403 996 626
E: info@incidentalarchitecture.com.au

INCIDENTAL
ARCHITECTURE

CONTENTS

APPENDIX 1 – SITE PHOTOGRAPHS

1 INTRODUCTION

This application for the minor alterations and additions to the existing dwelling, garage, and associated site works at 67 Eurobin Ave, Manly [Lot 80 DP 14521] has been prepared in accordance with the Northern Beaches Council Manly DCP (2013), Manly LEP (2013), and associated planning maps.

The purpose for this application is to upgrade the level of amenity offered by the existing dwelling by modifying it in a way which is designed to respond sensitively to the site, the local climatic conditions and the heritage value of the existing, while accommodating the needs of a family. Of particular concern to the owners is the rectification of the existing services extensions that reduce the connection to the back yard and prevent access to sunlight from the North.

This statement is to be read in conjunction with Architectural Drawings DA1-DA9 prepared by Incidental Architecture (dated April 2025), Detailed Survey Plan 24033detail prepared by CMS Surveyors, and BASIX certificate A1795087

2 THE SITE

The site is zoned low density Residential area R1 general Residential. Within this zone, construction of a residential dwelling is permissible with consent.

The project has been designed to meet the objectives for this zone:

- *To delineate by means of development control the nature and intended future of the residential areas of the former Manly Council area.*
- *To provide for a variety of housing types and densities while maintaining the exiting character of residential areas of the former Manly Council area.*
- *To ensure that building form, including alterations and additions, does not degrade the amenity of surrounding residences, the existing environmental quality of the environment or the aesthetic quality of the former Manly Council area.*
- *To improve the quality of the residential areas by encouraging landscaping and greater flexibility of design in both new development and renovations.*
- *To enable population growth without having adverse effects on the character, amenity and natural environment of the residential areas.*
- *To enable other land uses that are compatible with the character and amenity of the locality.*
- *To ensure full and efficient use of existing social and physical infrastructure and the future provision of services and facilities to meet any increased demand.*

The existing building on the subject site is part of a Heritage Item Group, and a Heritage Report has been prepared to assess the impact of the proposal. The site is not affected by any natural watercourses, or locations thought to house aboriginal relics. The site is subject to minimum lot size of 700m2. There is no history of contamination on the site. The site is within Low risk flood planning precinct and susceptible to Acid Sulphate Soil class 4. The site has a maximum allowable building height of 8.5m.

The site is bounded by Eurobin Ave to the South. Bounding to the North, #4 Cameron Ave is a two-storey brick building with tiled hip roof, with a pergola along the rear boundary. To the West, #65 #Eurobin Ave is a two-storey brick building with tiled hip roof with a rear extension. #69 Eurobin, to the East, is a two-storey brick building with tiled hip roof with a rear extension and a brick garage along the side boundary.

The subject site has a 15.2m street frontage along Eurobin Ave, with an existing front setback of 6.5m, in line with neighbouring properties. The site length measures at approximately 30m from front to rear boundary. It is relatively protected from unfavourable weather conditions due to the orientation, surrounding topography and neighbouring properties partly shielding unfavourable weather from the West. It also has good access to cooling summer Northeast sea breezes and access to sunlight form the North.

The site is currently occupied by a two-storey brick dwelling and a brick garage accessed from Eurobin Avenue. As the attached survey plan indicates the subject site is essentially flat. Roof water all drains to Eurobin Avenue.

There are currently TWO existing vehicle crossovers to Eurobin Avenue. One in the South West corner of the site and one in the South East corner. These are consolidated with the cross overs to the neighbouring properties on either site. Both cross overs are to be retained as part of the proposed works.

3 PROPOSAL

The proposed development involves the demolition of the minor, dilapidated lean-to extensions to the north, ground floor paving slabs to the north of the dwelling, alterations and additions to the existing dwelling, internal modifications, alterations to the existing garage and repair of heritage façade and

roof. It seeks to modify the dwelling to become more engaged with the site and increase amenity for the owners, in addition to improving street appeal and celebrating heritage value.

Significant aspects of the proposed renovation are as follows:

- Removal of minor lean-to extensions to the north.
- New kitchen and dining to the rear.
- New pool and associated landscaping and barbeque area.
- Reconfigured internal layout to consolidate two existing units into a single dwelling.
- Pedestrian access is reconfigured to give legible pedestrian entry to along the Eastern boundary.
- Minor alterations to existing garage to improve access to yards and increase amenity.
- New on site parking space within property boundary connecting to existing secondary vehicle crossing.
- Retention and repair of heritage elements where possible. (See attached HIS)

4 ALTERNATIVES CONSIDERED

The proposal has resulted from a carefully considered design process in which a number of alternative solutions were considered. The submitted proposal found favour due to the fact that it achieves the spatial requirements of the occupants while also responding in the most positive manner to the surrounding environment, existing buildings and climatic conditions.

Alternative design solutions and reasons for rejection are briefly listed below:

Alternative Option 1:

New dwelling

This was considered for the fact it would allow much greater freedom than a renovation with the siting and scale of the proposed dwelling. It was rejected for the following reasons:

- The additional embodied energy required to construct a new dwelling is environmentally costly and ethically questionable. It is therefore environmentally responsible to retain the existing dwelling.
- The existing dwelling is part of a Heritage Item – Group of Residential Flat Bulidings and is representative of a once prevalent architectural style which is currently being rapidly replaced. It is therefore responsible to retain and repair the existing structure.

Alternative Option 2:

Larger extension to existing dwelling.

This was considered due to the fact a larger dwelling would provide additional amenity without the associated costs of demolition. It was rejected for the following reasons:

- Increasing the footprint would require the removal of landscaped area and reduce the connection from living spaces to rear yard.
- Extending the existing footprint would also increase the bulk and scale of the dwelling and cause overshadowing for neighbours.
- A large extension would also be insensitive to the heritage significance of the existing dwelling and may diminish the established character of the street.

Therefore, reconfiguring the existing layout alongside a minor addition to the rear is the most suitable option. In this case, the heritage character of the existing is retained and its longevity ensured, while increasing amenity for the owners.

5 ENVIRONMENTAL EFFECTS OF PROPOSED DEVELOPMENT

Development Controls

3.1.1 Streetscape (Residential areas)

The proposal retains the existing heritage facade to preserve the existing street character. Similarly, the proposal makes minor alterations to the garage and front fence in order to maintain the pre-existing inter-relationship between buildings, landscape and open spaces in the street scene. The proposed works are set back from the street and have a negligible impact on the streetscape. See further explanation and assessment in the attached HIS

3.2 Heritage Considerations

The proposal meets each of the DCP's objectives in relation to heritage. See further explanation and assessment in the attached HIS;

Objective 1) To retain and conserve environmental heritage and cultural significance of Manly including: significant fabric, setting, relics and view associated with heritage items and conservation areas; the foreshore, including its setting and associated views; and potential archaeological sites, places of Aboriginal significance and places of natural significance.

Objective 2) *To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.*

Objective 3) *To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.*

Objective 4) *To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.*

Objective 5) *To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.*

3.2.1 Consideration of Heritage Significance

The existing building is part of a Heritage Item Group of 2 Storey Residential Flat Buildings along Eurobin Avenue . The HIS descries the heritage value of the building as only 'representational value'. The proposed contemporary addition does not detract from its history nor the streetescape, and is in keeping with the rear additions to many adjacent properties. See HIS.

3.2.2 Alterations or Additions to Heritage Items or Conservation Areas

The proposal does not detract from the heritage significance of #67. but instead compliments the heritage item's form and scale. The proposed addition is located at the rear of the existing and is of modest scale and height. The proposal retains a very high percentage of the significant fabric as discussed in the accompanying HIS. The proposed addition is a contemporary addition, differentiating between the heritage fabric and the proposed new works complying with the DCP.

3.3 Landscaping

The proposed development retains existing trees where possible, only removing one tree (see DA2 Ground Floor Plan). The subject tree is a non native Frangipani

3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)

Views :

There are no iconic views available in the locality. The proposal will not affect the pleasant outlooks currently enjoyed by neighbours in a northern direction towards a tree canopy.

Overshadowing: As the attached shadow diagrams demonstrate, the controls for overshadowing are met by the proposed development (see DAS Shadow Diagrams).

Privacy / Overlooking : Privacy and security will be improved as part of the proposed development. This achieved by a combination of new side gates to limit entry to the back yard, privacy screens and high sills to windows facing the side boundaries, outdoor spaces screened from the view of windows of neighbouring properties. and better sight lines through dwelling in order to improve casual surveillance of the entry to the house.

Noise : There will be a minimal increase in noise generated by the proposed development due to a new pool. The construction of a rear yard pool is consistent with many dwellings in the locality.

3.5 Sustainability

It is the strong desire of the applicant to minimise the harm that is done to the environment as a result of building activity or normal occupation. The proposal has achieved the required BASIX targets for energy consumption, water usage and thermal comfort. The proposal complies with the objectives of DCP clause 3.5. There are numerous ways in which the development has been designed to improve sustainability. Notable environmental features are:

- Minimal excavation.
- Glazing with Northerly orientation in order to maximize passive solar
- benefits and minimize energy consumption for lighting, heating and cooling.
- Shading to North glazing to control heat gain in Summer.
- Minimal West facing glazing
- Increase in through ventilation to allow natural cooling in Summer.
- Well insulated walls, roof and floors to minimize unwanted heat gain or heat
- loss.
- Provision of a variety of outdoor spaces which can be used according to the
- climatic conditions.
- Maximised planting area and soft landscaped surfaces.
- Local indigenous vegetation is to be used (where new planting is proposed)
- Energy efficient appliances.
- Water tanks collecting stormwater for on site re-use.
- PV Cells for energy generation

3.6 Accessibility

The proposed dwelling has been designed to allow clear access from the street to the ground floor. Notable features to improve access are as follows:

- Clear access from street to the ground floor entry.

- Level floors throughout ground floor.
- Wide corridors of existing maintained.

3.7 Stormwater Management

The proposed development complies with Northern Beaches Council's 'Water Management for Development Policy' in all aspects. (See attached DA8 Concept Stormwater Management Plan)

3.8 Waste Management

The proposed development complies with the appropriate sections of the Waste Management Guidelines and is accompanied by attached Waste Management Plan.

4.1.2 Wall Height

The site has a gradient of 1:60. Therefore, the maximum wall height is 6.6m. With a proposed wall height of 6.3m, the development is compliant.

4.1.2 Building height

The maximum roof height for pitched rooves is 9.1m (6.6+2.5m). The proposed new addition and existing heritage building both entirely comply with this control.

4.1.3 Floor Space Ratio

The FSR control for this site is 0.6:1 (Zone F on FSR map). The proposed FSR of 0.4:1 is compliant with this control.

4.1.4 Setbacks

The proposal retains the existing front setback of 6.5m, which complies with the minimum 6m control. With a rear setback of 9.2m, the proposed development complies with the minimum 8m required. With setbacks of 3m and 2.45m to the West and East respectively, the proposed development complies with the side setback control of 2.1m (1/3 x 6.3m).

According to MDCP 4.1.4.2 (b):
Projections into the side setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, and the like, if it can demonstrate there will be no adverse impact on adjoining properties including loss of privacy from a deck or balcony.

The proposed projection to the North-west complies with the above control. The projection is 0.85m lower than the wall of the immediate neighbour (#65 Eurobin Ave) which has a setback of 1.27m. Located South of #65 Eurobin Ave, the proposed projection will have a very minimal impact

on overshadowing for the adjacent allotment (See DAS Shadow Diagrams), and will result in very minimal loss of view for the neighbours. Furthermore, the projection provides a privacy a screen for the unenclosed balcony behind, thus preventing onlooking to the neighbour's private open space.

All proposed new windows that face side boundaries comply with the required 3m setback stated in the DCP. Windows to the North-west are inserted into the existing wall, thereby retaining the existing window setback. Where possible, the new windows are located in existing openings of the heritage item.

Additionally, the proposed development satisfies each of the objectives for side setbacks:

Objective 1) To maintain and enhance the existing streetscape including the desired spatial proportions of the street, the street edge and the landscape character of the street.

Objective 2) To ensure and enhance local amenity by:

- *providing privacy;*
- *providing equitable access to light, sunshine and air movement; and*
- *facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.*
- *defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; and*
- *facilitating safe and adequate traffic conditions including levels of visibility around corner lots at the street intersection. See also objectives at paragraph 3.4 Amenity.*

Objective 3) To promote flexibility in the siting of buildings.

Objective 4) To enhance and maintain natural features by:

- *accommodating planting, including deep soil zones, vegetation consolidated across sites, native vegetation and native trees;*
- *ensuring the nature of development does not unduly detract from the context of the site and particularly in relation to the nature of any adjoining Open Space lands and National Parks; and*
- *ensuring the provisions of State Environmental Planning Policy No 19 - Urban Bushland are satisfied.*

4.1.5.1 Total Open Space

The site is within OS3 on the Residential Open Space map, which means the minimum total open space required is 55% of the site area. The proposed development complies with control by including 268m2 of open space, which is 58% of the site area.

4.1.5.2 Landscaped Area

The site requires a minimum of 35% of the Total Open Space to be landscaped. The proposed development has 167m2 of landscape area, which accounts for 62% of Total Landscape Area, exceeding the required 35%.

4.1.6 Parking, Vehicular Access

The proposal includes two off-street parking spaces. The existing garage is squared off to include storage and allow for circulation around a parked car. A new driveway and parking in the front setback connect to an existing vehicular crossing to the south-east. This additional parking space is screened by planting as to reduce the visual impact on the streetscape and neighbouring properties, as well as maintain the desired character of the locality.

As a result, the proposed new parking arrangement meets each of the following objectives:

Objective 1)To provide accessible and adequate parking on site relative to the type of development and the locality for all users (residents, visitors or employees).

Objective 2)To reduce the demand for on-street parking and identify where exceptions to onsite parking requirements may be considered in certain circumstances.

Objective 3)To ensure that the location and design of driveways, parking spaces and other vehicular access areas are efficient, safe, convenient and are integrated into the design of the development to minimise their visual impact in the streetscape.

Objective 4) To ensure that the layout of parking spaces limits the amount of site excavation in order to avoid site instability and the interruption to ground water flows.

Objective 5) To ensure the width and number of footpath crossings is minimised.

Objective 6) To integrate access, parking and landscaping; to limit the amount of impervious surfaces and to provide screening of internal accesses from public view as far as practicable through appropriate landscape treatment.

Objective 7) To encourage the use of public transport by limiting onsite parking provision in Centres that are well serviced by public transport and by encouraging bicycle use to limit traffic congestion and promote clean air.

4.1.7.1 First Floor Additions

The proposed first floor extension is confined to the rear of the property, therefore having close to no impact on the visual character of the existing heritage dwelling as viewed from the street. In so doing, the proposed development retains the existing scale and character of the street and does not degrade the amenity of surrounding residences or the aesthetic quality of the area. The proposed roof extension is located underneath the existing roof, which is retained and repaired, thus complementing the architectural style of the existing building and the character of the streetscape.

4.1.8 Development on Sloping Site

The site does not require a site stability geotechnical report.

4.1.9 Swimming Pools

The proposed swimming pool meets all the objectives the DCP. It is not within the front setback and is located so as to minimise noise from equipment. As required, the swimming pool water surface is at least 1500mm from the side boundary. The pool will be fenced in accordance with AS1926. Water tanks are shown on the development plans, and may be used to re-fill the pool.

4.1.10 Fencing

The existing front fence is retained and amended slightly to make way for new vehicle turning circle adjacent to pedestrian site entry.

4.4.1 Demolition

The proposed dwelling involves minimal demolition of the existing dwelling. Demolition is largely limited to the dilapidated rear lean to additions and paving slab at the rear of the building. Scale of demolition is minimal as to conserve resources and energy, and preserve as much of the cultural heritage of the existing building as possible. Demolition and waste management comply with the requirements of the Northern Beaches Waste Management Policy (See DA7 Site Waste Management Plan). Therefore, the proposed demolition works are ecologically and culturally sustainable.

4.4.5 Earthworks (Excavation and Filling)

The proposal meets the objectives the DCP by being restricting earthworks and containing primarily to the existing dwelling. Likewise, the finished floor level of the addition is close to the existing natural ground level as to reduce excavation and/or filling. Therefore, the proposed development complies with this control.

6 CONCLUSION

The proposal for the renovation to 67 Eurobin Avenue fulfils the necessary requirement of providing for the needs of a family while responding sensitively to the surrounding context and the site. The proposed dwelling is sympathetic to the scale and character of the existing heritage item, its environment and its neighbours.

The proposal has been carefully considered in reference to all Manly Municipal Council planning instruments, and its objectives and controls have been met in all circumstances. It is particularly noteworthy that the proposed development attempts to incorporate design features noted as desired future characteristics of the area as outlined in the DCP. A range of higher impact solutions have been considered by the applicant, however, the proposed design has been submitted due to its lower impact on the environment ,the existing structures, streetscape and the environment. Additionally, the proposal has been designed by experienced architects and will be constructed to a high standard by a builder with extensive experience in high quality domestic architecture.

The proposed alterations and additions development should be granted Development Approval as it will allow for increased amenity for the site, add to the quality of the built environment in the locality and contribute positively to the streetscape. It is strongly felt by the applicant that the heritage value of the local area must be complemented with a high-quality built environment. The proposed development will increase the visual appeal of the existing site and make a positive contribution to the future of the suburb.

APPENDIX 1 – Site Photos

Figure 1: Aerial site context. (source SixMaps)

Figure 2: Aerial site photo. (source SixMaps)

Figure 3: #67 Eurobin viewed from the street. Note adjacent heritage items and established street character.

Figure 4: #67 Eurobin street frontage. Note established side entry.

Figure 5: Rear of existing dwelling. Note dilapidation and lack of connection between living spaces and back yard.

Figure 6: Street façade of neighbouring dwelling #69 Eurobin Ave. Note contemporary addition to front of existing.

Figure 7: View from back yard looking at neighbouring dwelling #69 Eurobin Ave. Note contemporary addition's large window facing side boundary.

Figure 8: View from back yard looking at neighbouring dwelling #65 Eurobin Ave. Note contemporary addition's tall wall in close proximity to boundary.