



8<sup>th</sup> January 2022

## Statement of Environmental Effects

**4.55 Application for alterations and additions to existing approved DA  
65 EUROBIN AVE MANLY**

**Convert strata duplex into single dwelling**  
SP13982 - 309.6sqm to Lot 3 DP 329376 - 309.6sqm

### 1.0 Introduction and Proposal

This Statement of Environmental Effects is submitted to Manly Municipal Council for a modification to an approved Development Application. The Development Application currently has a Construction Certificate. The original DA was for alterations and additions to an existing strata duplex at 65 Eurobin Ave Manly (the site), and conversion of this duplex into a single dwelling.

This report describes the site and surrounds and provides a detailed description of the proposed development. In addition, this report assesses the proposal against the considerations contained in the Manly Local Environment Plan 2013, and the Manly Council Development Control Plan for the Residential Zone 2013, and should be read in conjunction with the architectural drawings submitted with the application.

This 4.55 application seeks approval for minor alterations to the approved plans. The proposed changes are as follows.

1. Approved timber screen on boundary at entry to become a stone clad wall to suit BCA requirements – Fire Separation between dwellings
2. a) Extend the first floor eastern wall to align with existing ground floor wall. New Construction to be brick. Delete east facing window. W.04
- b) Remove indent in western corner of first floor ensuite. Delete west facing window. W.07
- c) Move north facing window W.02 further east. Privacy shutter over window.

The dwelling is heritage listed and the materiality and design approach are sympathetic to the dwelling, and streetscape, and will not detract from the heritage significance of the building. The proposed changes present as a quality built form. The proposed design allows the old and new to sit harmoniously together.

Overall, the proposed development is assessed to be an appropriate design response that meets the intent of the planning instruments, and provides a positive contribution to the occupants, the site, and the local area.

## 2.0 Site + Surrounds

The site is located within the Manly Residential Sub-Zone 3, and is located on the northern side of Eurobin Ave, facing south towards Manly Town Centre.

Built on the site is a 2 storey 1930's brick duplex. The building consists of two apartments. The duplex is owned in one line and occupied by the owners.

Other sites along Eurobin Ave display similar two storey residential dwellings with most being owned by one owner and either existing as two apartments, or converted into one dwelling. Along with No.65 many of the dwellings along Eurobin Avenue are items of environmental heritage. There is a precedence of rear extensions to either the ground or both ground and first floors. The street scape consists of rendered brick and face brick dwellings. Many of the converted duplexes have removed the external stair, and replaced this with an internal stair and new entry portico.

The existing dwelling sits on a flat site with only minimal fall from the street to the rear of the site. There is off street parking for 2 cars in the front garden.

## 3.0 General Principals of Development – Part 3

The following sections of this report present a summary of the development proposal against the heads of consideration contained in the Manly DCP 2013.

### Streetscape and Townscapes

The proposed alterations and additions are largely at the rear of the property and will bear minimal impact on the streetscape. There will be no negative visual impact, and the proposal meets the objectives outlined in the DCP.

The first floor rear extension is an extension of the existing first floor. The proposal is consistent with similar rear extensions along Eurobin Ave. The first floor rear extension will provide an improved visual appearance from the rear of the building which is currently dilapidated and in need of maintenance.

### Heritage Considerations

The subject site is nominated as a heritage item, along with the majority of dwellings located on Eurobin Ave. This proposal seeks modifications to the approved first floor rear extension. The proposed 4.55 changes provide a superior construction and waterproofing method. The construction of first floor walls on top of ground floor walls provides a better build and enables the extension to sit harmoniously with the ground floor.

The proposed changes do not have any adverse effect on the existing heritage item, or the site and locality. The rear extension is in keeping with the scale of the building and rear extensions within the area and will not be visible from the street. The side setbacks echo the language of the dwelling, however there are subtle differences that differentiate the old from the new and a harmonious connection is formed.

A comprehensive heritage statement has been prepared as part of this application, and provides a detailed response to the heritage considerations.

## **Landscaping**

The existing landscape area is largely flat and consists of lawn, planters, one frangipani tree, and a few smaller shrubs. The existing landscape character is consistent with neighbouring properties.

No trees are to be removed in the application, and the general character of the gardens will be retained, and the landscaped areas will be maintained to a high. No changes to landscaping in this proposal.

## **Amenity (Views, Overshadowing, Overlooking/Privacy, Noise)**

The design of the proposed first floor rear extension is a result of a length study of the site, surrounding neighbours, sun paths and prevailing weather trends. Over the past 18 months the design has evolved to provide the best response to its surrounds and the needs of the occupants + neighbours. The proposal will bear little impact on its neighbours, and provides a better use of the space and will become an integral extension of the existing dwelling.

Given the first floor additions are north facing they will have little to no impact on the solar access to neighbours.

The proposal seeks approval to remove one east and one west facing window. Removal of these side windows will have a positive impact on neighbours.

The proposal does not affect the views of the neighbours properties. The site and the adjoining neighbours do not benefit from any significant views.

## **Sustainability**

The proposed changes have been carefully designed to create a sustainable home. The properties heritage listing provides limitation to the extent of sustainability options. The proposal seeks minimal demolition and has been cleverly designed to achieve this. Therefore little demolition waste will be generated.

The orientation of windows, external louvres, and placements of rooms allows for passive sun control.

Operable windows and doors provide cross ventilation,

The proposed changes are well designed and carefully considered, providing an environmentally sensitive and thermally active response.

## **Stormwater Management**

There will be no change to the stormwater control. There is no increase to hard surfaces of roof area. The renovation will have no adverse impact on the stormwater runoff on adjoining properties.

On Site Detention (OSD) calculation – Hardstand maximum allowed is 60% or 185.76sqm of the site, with an increase of less than 50sqm. There is no change to the hardstand area of the property. The existing hardstand is 57% or 179sqm. Therefore, On Site Detention is not required, as there is no increase and the property already complies.

## Waste Management

There is a small amount of demolition in the proposal therefore waste is minimised. Building materials will be re-used wherever appropriate and practical. During construction waste will be sorted into appropriate receptors and will be appropriately collected.

The existing waste and recycling bins will be used after construction. And the existing worm farm will be retained and be in continual use after once construction is complete.

## 4.0 Development Controls and Development Types - Part 4

The following sections of this report present a summary of the proposed development against the controls outlined in the Manly DCP 2013, Amendment 2.

### RESIDENTIAL DEVELOPMENT CONTROLS

#### Principal Development Standards. Site Area 309.6sqm

Landzone R2	Minimum Lot size	Maximum F.S.R.	% Open Space per site (minimum of any dimension 3m or 12sqm of area)		Wall Height (metres) (plus 2.5m for roof structure)	Setbacks (metres)		
			Minimum open space	% of open space as permeable area.		Front	Side	Rear
Control	250sqm	0.6:1 or 185.76 sqm	55% of the site area or 170 sqm	35% of open space as permeable area or 59.5sqm	6.5m	Front 6.0	Side 1/3 of adjacent wall	Rear 8.0
Existing	309.6sqm	154sqm	53.3% or 165sqm	44% or 76sqm	Varies 6.2m (max)	Front 7.68m	Side <u>East</u> 1.295m <u>West</u> – 0.825m to existing house.	Rear 12.75m
Proposed	309.6sqm	184sqm	53.3% or 165sqm	53.3% or 165sqm	Varies 6.0 - 6.48m (max)	Front 7.68m	Side <u>East</u> 1.295m <u>West</u> – 0.825m	Rear 8.65m
Complies	YES	YES	No Change YES on merit	No Change YES on merit	YES	Front YES	Side <u>East</u> 1.295m <b>Existing - Yes</b> on merit  <u>West</u> – 0.825m <b>Existing - Yes</b> on merit	Rear YES

## **Dwelling Density and Subdivision**

The approved DA approved the remove the strata to create on single dwelling. The density is consistent with the street scape and surrounding area, and will have no negative impact.

## **Height of Buildings**

There is no change to the maximum height of the existing dwelling. The extension to the rear has a maximum height wall height of 6.25m Existing.

## **Floor Space Ratio (FSR)**

The current and proposed development complies with the maximum FSR being 0.60:1 or 185.76. The proposal will increase the FSR to 0.59:1 or 184 sqm, which is compliant and well within the permissible limit.

## **Setbacks (front, side and rear)**

There is no change to the front setback. The existing front setback of 7.68m will remain unchanged. The first floor rear setback is 8.65m and is compliant.

The is no change the approved ground and first floor portico setback. The approved timber screen on boundary with nil setback will be replaced with a stone clad wall as per BCA requirement and have a nil setback as approved.

The proposal seeks approval to extend the eastern first floor wall to align with the ground floor walls – to match the existing setbacks of the original house. This provides a better form of construction and enables the rear extension to sit and present as an integral part of the existing dwelling and not look like a cheap tacked on addition. The continuation the brick ground floor walls provides a superior built form. A greater setback would provide waterproofing issues and possible construction problems in due course. The revised eastern setback will have no impact on neighbours as this is a continuation of the existing setbacks of the original dwelling.

The first floor western boundary seeks to continue the existing wall alignment removing the small 1sqm indent. Extending the wall will provide a more harmonious build and present as a integral upper extension. The proposed setback will bear no impact on the neighbours. The removal of the side facing window provides added privacy neighbours and there is no net loss to sunlight. The scale is in keeping with the existing structure, the scale is also consistent with the approved development at No.63 Eurobin Ave Manly. The proposal meets the objective of the DCP and should be approved based on merit.

Every attempt has been made to minimise the bulk and scale of the dwelling, and work within the existing setback parameters. Working with the existing parameters provides a harmonious balanced connection between the old and new. These design consideration minimise the impact of the development on neighbouring properties, and also help to incorporate the extension and prevent it from looking like a cheap tacked on addition.

There is no net loss to neighbours with this proposal. Utilising the width of the property prevents the structure from being pushed out into the rear of the property, which minimised the bulk and scale. Should the setbacks be increased and the extension pushed out towards the rear fence, the extension would have a negative impact on neighbours reducing sunlight and privacy.

The proposed setbacks provide a sympathetic, and successful design solution that achieves the objectives of the DCP .

### **Open Space and Landscaping**

The proposed alterations do not propose any changes to the landscaping or landscaped area of the property.

### **Parking, Vehicular Access**

There will be no changes to the car parking . There are currently 2 car spaces in the front setback area.

### **First Floor and Roof Additions□**

The proposal seeks approval for small modifications to the approved first floor extension. Careful consideration has been given to overshadowing, privacy and amenity of neighbouring properties. Two windows facing neighbouring properties have been removed as part of this application.

### **Development on Sloping Sites□**

The site is flat therefore controls for sloping sites do not apply,

### **Swimming Pools, Spas and Water Features**

No swimming pool, spa or water feature is proposed. Fencing There are no changes to the fencing.

## **5.0 Special Character Areas and Sites– Part 5**

The following sections of this report present a summary of the development proposal against the heads of consideration contained in the Manly DCP 2013.

### **Foreshore Scenic Protection Area**

The site is not within the foreshore Scenic Protection Area. This control is not relevant to the site.

## **6.0 Design Considerations**

The proposal seeks approval adjust the rear extension side setbacks to provide a better construction solution and superior built form. The design is sympathetic to the existing structure, by retaining the existing side setbacks, and every attempt has been made to ensure minimal fabric is demolished and the existing spaces are retained and utilised.

The first floor extension is designed in a way that is differentiated from the existing built form, whilst still being complementary. The proposal will sit harmoniously as setbacks, scale and proportion of the proposed works have been carefully executed, with full consideration of the existing structure and its heritage significance.

Much consideration has been given to the sun paths and a detailed sun study was undertaken which has had a very important impact on the design, including the size of the spaces, the placement on the site, and the location of windows and walls. The rear extension will present as a contemporary addition, with references back to the original building.

## 7.0 Conclusion

In conclusion, the proposed is consistent with the objectives of the Manly Local Environment Plan 2013, and the Manly Council Development Control Plan for the Residential Zone 2013. The proposed alterations and additions to the existing dwelling at 65 Eurobin Ave Manly offers the following benefits:

- The proposal is a sophisticated design response to the occupants needs, the buildings heritage, the site,
- and locality.
- The proposal is a harmonious addition and respectful of the buildings heritage.
- The proposal provides a high quality of architectural design.
- The rear extension is consistent with other developments along the street.
- The proposal will bear no impact on the street scape.
- The proposal will not have any detrimental effect on neighbours views, solar access, or privacy.
- The proposed works are permissible under the zoning of the site.
- The development complies with the objectives outlined in the relevant town planning instruments

Overall, the proposed development is assessed to be an appropriate design response, and provides a positive contribution to the site and local area. The report contends that no adverse environmental impacts area likely to occur as a direct result of this proposal. The design is appropriate and maintains the amenity currently enjoyed by the adjacent dwellings, and will not adversely result in substantial or relevant loss of solar access, views or privacy. In view of its merits and absence of adverse effects, the proposed alterations and additions should be considered worthy of approval.