



**Statement of Environmental Effects**  
**at**  
**107 Annam Road,**  
**Bayview**  
**NSW 2104**  
**For**  
**Mr & Mrs Thomas**

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**Designs By Leksi**

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## **1 INTRODUCTION**

This Statement of Environmental Effects accompanies the development application for the proposed internal alterations and additions and new window and doors at 107 Annam Road, Bayview.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

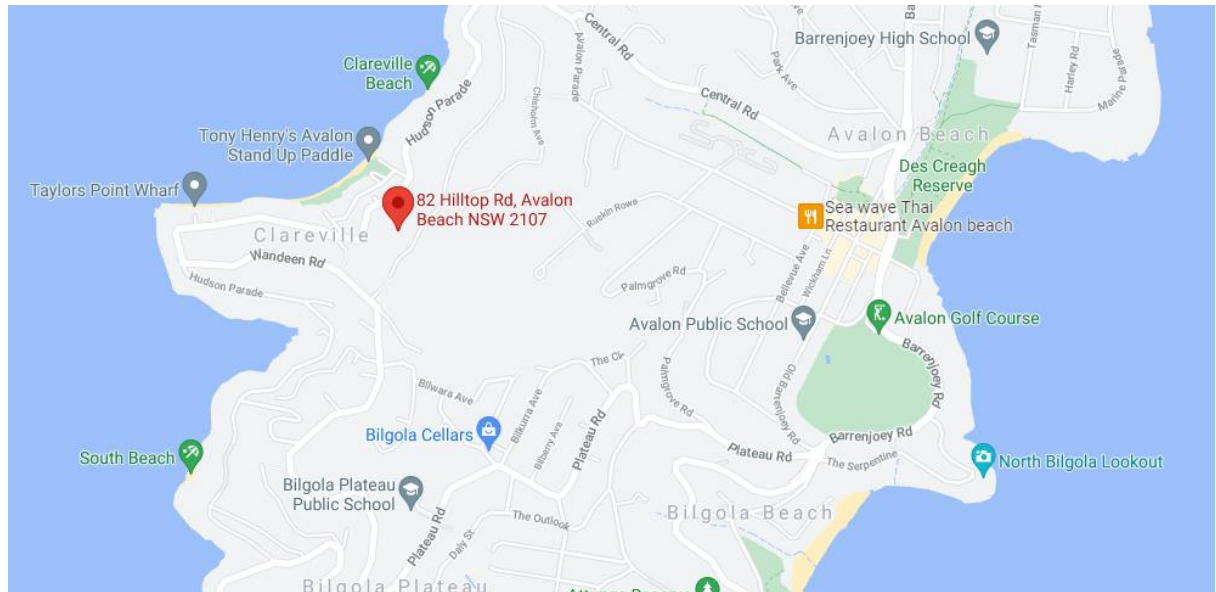
## 2 THE EXISTING BUILDING

### 2.1 Site

The residence is located on the eastern side of Annam Road in the residential neighbourhood of Bayview

Site Address: No. 107 Annam Road, Bayview

#### LOCATION PLAN



### 2.2 Local Authority

The local authority for this site is:  
 Northern Beaches Council (Pittwater)  
 Civic Centre, 725 Pittwater Road,  
 Dee Why NSW 2099  
 DX 9118 Dee Why  
 Telephone: 9942 2111

### 2.3 Zoning

Lot 13 DP.248062 known as 107 Annam Road, Bayview, has a Zoning of C4 Environmental Living.

### 2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:  
 Pittwater Local Environment Plan 2014  
 Pittwater Development Control Plan 21

## ***2.5 Context and Streetscape***

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees, shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing two storey dwelling with housing surrounding. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style. The locality is considered a low-density area. An important characteristic and element of Bayview significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

## ***2.6 Existing Areas of the Dwelling***

The site has an existing two storey dwelling with a paved driveway area to the front.

## ***2.7 Existing off-street parking***

There is parking available for multiple cars in the existing garage & on the existing paved drive. There is no necessity for street parking.

## ***2.8 Existing Landscaping***

The landscaping to the existing property consists of small to large scattered native trees & shrubs along the front driveway & to the rear. To the rear yard is a pool, scattered trees & grassed areas. The existing landscaping is to be completely maintained, as the proposal is internal works..

### **3 THE PROPOSAL**

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a double storey building. The appearance & bulk of the building is to be maintained throughout the development. The proposed works provide alterations and addition to the internal of the dwelling, a modified external window and 2 new external doors.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

#### ***3.1 Features of the Proposal***

**Externally the proposal encompasses:**

- New larger window to existing window opening
- New large sliding stacker doors
- New door to new laundry

**Internally the proposal encompasses:**

- New kitchen, laundry/bath
- New joinery

#### ***3.2 Present and Future uses of the Residence***

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

#### ***3.3 Purpose for the additions***

The new proposal provides a more usable kitchen and laundry for the family while not impacting the size of the existing dwelling. The design maximizes the existing dwelling. The proposed development improves the lifestyle for the resident.

#### ***3.4 Materials and finishes proposed to be used***

Materials proposed to be used externally, are new windows and doors matching and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

- Timber framed windows and doors

### **3.5 Height**

The height of the proposed development will remain existing.

### **3.6 Site Controls**

The proposed works are all internal and will not effect the existing dwelling as it stands.

### **3.7 Setbacks and Siting**

The setbacks of the residence will remain existing.

### **3.8 Access and Traffic**

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Annam Road is to be maintained. The proposed development will have no detrimental impact on traffic flow.

### **3.9 Privacy, Views and Outlook**

The positioning of the new window and doors to the existing rear open space area in the proposed residence at No 107 Annam Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed alterations minimizes overlooking into neighbours' living areas and recreation space with none of the proposed windows having direct view lines into neighbouring dwellings.

## **4 ENERGY EFFICIENCY**

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

of the living spaces.

### **4.1 Passive Cooling**

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the

potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate Timber or uPVC windows.

## ***4.2 Natural light***

Large open windows and doors to the north enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

## ***4.3 Waste Management***

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

## ***4.4 Siting and Setback***

Bayview is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 107 Annam Road is a good example of this in that it has its car parking in the existing garage as well as the driveway minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained.

## ***4.5 Windows and Doors***

A variety of window shapes and sizes can be found in the Avalon Beach area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 107 Annam Road are to be constructed in Timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.



#### **4.6 *Garages and Carports***

The freestanding houses in Bayview allowed for the cars to drive to the front or down the side of the house. This development maintains the existing garage with parking available for 2 vehicles as well as additional parking on the existing paved drive.

### **5 CONCLUSION**

#### **5.1 *Summary***

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 107 Annam Road are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Bayview. The proposed works are all internal with the exception for 1 window and 2 doors. Window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.