

SITE ANALYSIS PLAN

Written Summary

Prepared for

Northern Beaches Essential Services Accommodation

16 Wyatt Avenue, Belrose

JUNE 2022

RESPONSES TO THE GENERAL REQUIREMENTS OF A SITE ANALYSIS PLAN AS EXTRACTED: WARRINGAH LEP 2000

The information supplied on the Site Analysis Plan has been relied upon to configure the site so as to minimise any impact to the surrounding properties, as well as to the subject site. Landscape features have been respected and maintained by way of separating two built forms and locating them where most appropriate on the site.

The proposal responds to both the existing context of the site as well as the planned future context of the site; being an approved boarding house immediately to the northeast at 14 Wyatt ave, and an approved childcare centre on the site at 12 Wyatt ave.

There is also an approved pedestrian/cycle path approved and being built for access to the Belrose Business Park, making this location even more desirable for essential workers.

- **Contours and existing vegetation:** The land falls from the front southeastern boundary continuously to the rear northwestern boundary. The first half of the site falls relatively gradually before a rocky outcrop divides the site in half and changing the levels by approx. 2.5m. It then levels out, possibly due to some historical filling of the site for a horse arena, before commencing a relatively steep fall for the remainder of the site. It also has a cross fall from north to south across the rear half of the site.

This topography informed the planning of the site which resulted in two buildings. One that ensures we respond to the street frontage with a domestic scale, two storey form and the second building is located at the rear of the site – making use of the level area just below the rocky outcrop.

- **Buildings:** the existing buildings on the site will all be demolished as part of this application.
- **Views to and from the site:** There are district views to the north/northwest from the site – across into the national park. As the site falls away from the street, which is the main public domain to be considered, it is not visible from the street for the majority of its length.
- **Location of windows and private open space within adjoining properties:** The property to the north east is an approved boarding house. The access driveway for no16 Wyatt Ave runs down the north eastern side of the site – providing an acceptable setback of the built form to the neighbouring boarding house. To the south west is a single dwelling which is located on the higher portion of land towards the street. Their primary private open space is courtyard on the southern side of the dwelling. The northern setback is used for their driveway access.
- **Access and connection points:** Access to and from the site is readily available utilising the public bus that has stops on both Cotention Rd and Wyatt Ave.
- **Drainage and utility services:** All services to the site have been addressed as part of the development application.
- The existing site is not burdened by any right of ways or easements.

- Soil and geological characteristics or rock outcrops: The site does contain a rocky outcrop midway down the site as identified on the site analysis plan. The proposed built form ensures retention and protection of this outcrop and rather, is used as a feature running alongside the pedestrian walkway from the street front to the main entry of the rear building.
- Flood affectation: The site is subject to overland flow from neighbouring properties which has been considered and detailed as part of the development application.
- Bushfire hazard: The site is subject to bushfire attack levels and the placement of the buildings has responded to the BAL requirements that are across the lower portion of the site.
- Views and solar access enjoyed by adjacent residents: As demonstrated by the supplied shadow diagrams – the solar access to the neighbouring property is very minor and does not impact their major private open space area.

As a result of the above site analysis, the proposed built form responds to the existing landscape and context of the site.