

SITE ANALYSIS CONTEXT

Project

PROPOSED CABANA AND DECKING

Address

**4 OCEAN VIEW WAY
BELROSE NSW 2085**

For

MR. AND MRS. PHILLIPS

Prepared by

robertbeck & ASSOCIATES
RESIDENTIAL DESIGNS + INTERIORS
42/2-6 Warrangi Street, Turramurra NSW 2074
E-mail robertbeckdesign@gmail.com
Mobile 0439 964 960

12 OCTOBER 2018

SITE ANALYSIS CONTEXT

Lot 17 DP 285490 4 OCEAN VIEW WAY BELROSE NSW 2085

12 October 2018

To be read in conjunction with Site Analysis Drawing in scale 1:200

The site

The site is a regular (rectangular shaped) residential block, Zoned R2 Low Density Residential and has the following boundary dimensions, northern 20.24m, southern 18.48m plus 2.16m arc, eastern 38.28m and western 36.565m. The site is located on the northern side of Ocean View Way, Belrose. The total site area is 761.7 m²

Topography

The site falls to the north-eastern corner of the property. This fall is approx 1.3m, with Ocean View Way being the highest point. Contour have been transferred to the Site Analysis Plan. The residence is positioned towards the center of the site with garages at the front of the residence on the eastern side.

Services

The topography of the site allows for gravity feed of storm water to an existing storm water easement at the rear of the property.

Existing Vegetation

There are no trees to be removed from the site for the purpose of this application. The remaining trees are well away from the construction area and will not be affected during the construction period.

Microclimates

Prevailing winds and solar aspects are marked on Site Analysis drawing in 1:200 scales. The proximity to some areas of natural bush vegetation may create a local microclimate.

Existing Buildings and Other Structures

A two storey residence with an attached garage, inground swimming pool and paving are the only structures on the site.

Fences – the side and rear boundaries only are fenced. There is no front fence on Ocean View Way.

Heritage features – none.

Views

The main vista of the site is in a north-eastern and south-eastern direction. The proposal cabana and deck will not alter these views.

Overshadowing

The cabana and deck will cause minor additional overshadowing on the residence in the afternoon.

Neighbouring Development

There is a two storey residence with attached garage on the western side and a two storey residence with attached garage on the eastern side of Ocean View Way. Both of these residences have a similar front setback. The proposal will not be viewed from the street, and therefore maintains the same scale, character and streetscape.

Privacy

The proposal will not affect the neighbouring properties privacy.

Walls Built to the Site's Boundary

There are no proposed walls to be constructed on the boundary.

Difference in Levels

Eastern boundary residence – 12 Lyndhurst Way is approx. 1.20m lower.

Western boundary residence – 6 Ocean View Way is approx. 500mm higher.

Northern boundary residence – 3 Caley Way is approx. 2.0 m lower.

Solar Access

Both side neighbours currently share a similar aspect as this dwelling. The solar access will not be affected.

Street Frontage Features

There is an electrical utility pillar in the front corner of the site and there is one street tree on the nature strip of Ocean View Way. This tree will remain. There is no concrete footpath in front of 4 Ocean View Way. The vehicular crossing is at south-eastern corner of this property. There is a no front fence on the boundary. No other features.

The Built Form and Character

Development in Lyndhurst Estate is predominantly two storey detached housing, with a mixed character of styles ranging from Colonial, Federation and Post Modern. The external features of the dwellings are generally face brick and some rendered and painted brickwork all with pitched hipped or gabled roofs and a mixture of concrete and terra-cotta tiles.

Heritage Features

There are no registered heritage features, neither of built form, environmental nor landscape.

Direction and Distance to Local Facilities

Local shops – Glenrose Village Shopping Centre, approx 2.2 km away.
Shopping Centre – Forest Way Shopping Centre, approx. 2.5 km away.
Golf Club – Monash Country Club, approx. 5.5 km away.
Schools – Covent Christian School approx. 1.2 km away.
Public transport – Bus route connection to Chatswood and the City.

Public Open Space

Nearest – Wyatt Reserve, approx.. 600m away.
Further to the southeast – Frenchs Forest Showground, approx.. 2.0 km away.

Adjoining Bush Land or Environmentally Sensitive Land

Garigul National Park.

Source of Nuisance

Our site is located in a quiet locality and does not experience any traffic noise from nearby major roads.