

26 February 2020

STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED RETAINING WALLS, SWIMMING POOL, AND
ASSOCIATED WORKS
NICOLE AND BRYAN HALLETT
No. 2/86 ANZAC AVENUE, COLLAROY 2097
Also known as 58B SUFFOLK AVENUE, COLLAROY 2097
LOT 2 SP48382

Introduction

This statement of environmental effects is to accompany a development application for the construction of new retaining walls, concrete swimming pool, and associated works for the residential property at 2/86 Anzac Avenue, Collaroy. This statement outlines the description of the proposed development, the design elements and their impact on the local environment, and details of compliance with local Council policies. In preparation of this development application consideration has been given to the following plans and Acts:

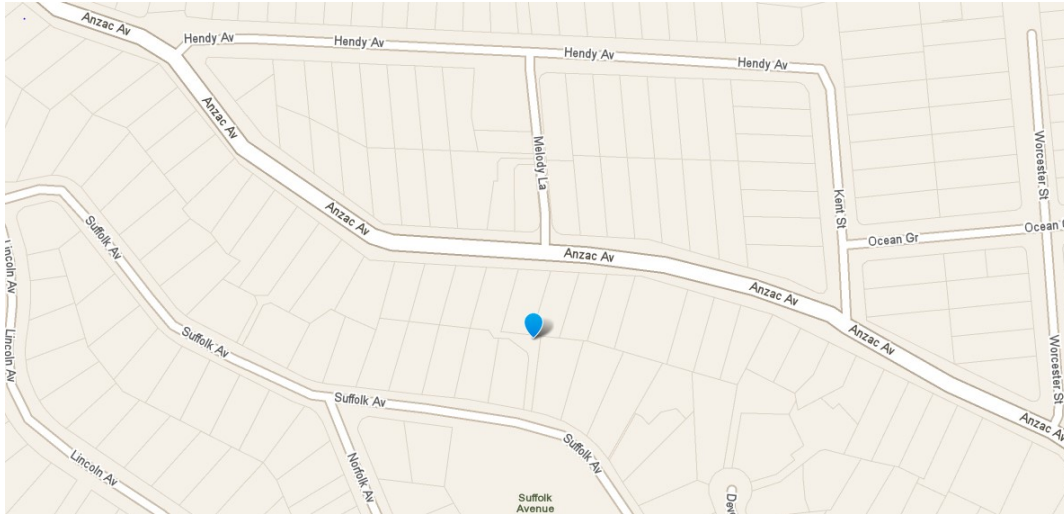
Warringah Local Environmental Plan 2011
Warringah Development Control Plan 2011
Environmental Planning & Assessment Act, 2000

Accompanying Documentation

Right Angle Design and Drafting P1	-site plan/site analysis
Right Angle Design and Drafting P2	-plan at rear yard
Right Angle Design and Drafting P3	-pool plan and sections
Right Angle Design and Drafting P4	-elevations X and Y
Right Angle Design and Drafting P5	-elevations Z
Right Angle Design and Drafting P6	-landscape/landscape calculation plan
Right Angle Design and Drafting P7	-sediment control plan
DP Surveying	-AHD survey
White Geotechnical Group	-geotechnical assessment
Urban Arbor	-arborist report
Geoff Hopkins Engineering	-initial structural assessment

This application has been designed and prepared to Northern Beaches Council specifications and design standards. All work is contained to the southern side of the site with all proposed work well below the street level. The proposed work will not be visible from the Avenue, with the majority of the work not even visible from the small access lane. In preliminary discussions with Council, it was recommended that a standard development application was sufficient for this

application. Details regarding retaining, site coverage, and neighbouring trees are all fully addressed. Council did not believe that there were any issues that required a Pre-DA initial assessment.



map showing position of 2/86 Anzac Avenue, Collaroy

EXISTING

The site area is approximately 609 square metres and is rectangular in shape. The property is divided into two residential dwellings, each with individual access from different roads. Lot 2 has access down a long laneway from Suffolk Ave, Lot 1 has direct access to Anzac Avenue. The property is a Strata block and only has the two lots. Each of the owners has agreed to this application. All portions of this application will occur on the land occupied by Lot 2 at 2/86 Anzac Avenue. The site is located on the northern side of Suffolk Avenue down a long right of way carriageway driveway that is shared with other properties. The residence is located on the northern side of the site and is directly attached to the house on Lot 1. This creates a site that only has one outdoor area used for access, private open space, and landscaping. All neighbouring sites are residential, with all properties on Suffolk being at a higher elevation and having large setbacks. Any work carried out in the private open space on site would not be visible to Lot 1 or other properties on Anzac due to slope and existing screening. There is minimal traffic on this right of way as only the neighbouring properties use the road as access. The frontage for Lot 2 is slightly wider than the rear of the site with the western side boundary being longer than the east. There is an existing one-two storey single family residence located on the northern boundary portion of the property with an existing driveway and small carport to the southern side of the residence. There is a balcony on the northern side of the residence. The site has a slope from the southern boundary down to the north with an overall fall of approximately 7m, with the majority of this fall in the southern yard. The position of the house on the site, and the slope of the land, have determined that all of the main outdoor living area is located to the south of the residence. The existing residence has a footprint of 120.9 square metres, quite small for this area, with the majority of neighbouring sites being far larger than this residence. With the exception of the

existing small carport and access area, the south of the property has been created to be mainly natural grass and garden, with a large percentage of this naturally and manmade retained. The location of both Lot 1 and Lot 2 residences is quite practical on site, ensuring good airflow, light, and privacy. The properties to either side are similarly situated with excellent setbacks and constructed at varying heights to provide automatic privacy. This positioning helps ensure that the open space receives good light and is not overshadowing or overshadowed by neighbouring structures. The existing yard, is not overly large, and due to the slope, is not practical to use.

There are large retaining walls on the southern boundary and just over the southern boundary that are in a massive state of disrepair. The walls are at the point of imminent collapse and it has been advised by both a structural engineer and a geotechnical engineer that the walls be rebuilt and properly constructed. These walls not only retain the land outside the boundary from collapsing into this site, but they all hold up the existing right of way carriageway. This is the main reason for this development application.

Council should approval all retaining as a matter of maintenance. The shared strata property and the property in possession of the right of way have given permission for work to be carried out.

There are no known easements imposed on the property.

EXISTING STREETScape

The street, Anzac Avenue, is a medium length residential street that accommodates local traffic with all near properties being surrounding houses and the area being mainly trafficked by the local residents. The street is almost solely residential houses of a similar nature, the majority of which are far larger in size. There is substantial work being carried out on the Avenue, including new residences, pools in front and rear yards, and associated landscape works. The present use of the site and the adjoining properties is residential. It is not known whether the site is on contaminated land or whether there has been any testing. The property is not located in acid sulfate soil nor is it heritage or conservation listed. The possibility of traffic being affected by this proposal is minimal and only during construction. The proposal will not be widely viewed by the public; only the residents on the access right of way will know that it is there, and for the majority, only during construction.

The property is located in the following zones:

Residential zone R2 Low Residential of the LEP 2011

Landslip Risk Area D and E: this site does require a geotech report to accompany the submission, a full report accompanies this application—emphasis in the report is that full permission be granted for the work to be carried out

Bushfire Prone Land: No

Conservation Area: the property is not located within a conservation area though portions of Anzac Avenue have the native trees listed as local heritage, this application will not impact on these trees at all



Google earth showing location of 2/86 Anzac Ave

PROPOSAL

This development proposal seeks approval for the following:

- New south yard concrete swimming pool, small amount of access stairs and paving, and associated works
- Removal of existing retaining wall remnants and replacement with new engineered walls-must be done to ensure stability of site

There will be no change to the existing dwelling on either Lot 1 or 2 of the Strata Plan. All work proposed will be to the southern yard of Lot 2. The majority of the proposed work will be to retain the existing access driveway and land outside of the property boundary. The new retaining will be constructed along the boundary line and provide proper and adequate structure to reinforce the retained land. The owners of the right of way have given full permission for work to be carried out along the boundary and for fill to be added where necessary to the neighbouring side of the boundary. It is important that this work be allowed to be started and completed as quickly as possible. The proposed pool, located at ground level below the proposed retaining walls, will be used as an additional retaining structure on site. The pool excavation into the rock shelf, the single piece nature of the structure, and the additional weight of the water in the pool, will all help provide extra support for the retaining on site. Please note that the proposed retaining walls will be designed to carry any loading without the pool, the pool only provides additional support. The engineering for the pool will be carried out by the preminent pool engineers in Sydney. This will be in addition to the engineered retaining works.

The proposed pool will be located on an existing rock and soil shelf between the south boundary and the residence. The idea is to create a functional outdoor space

for the recreational use of the owners and their family. The site as subdivided by Council, does not provide any outdoor area at present for the owners. The site has numerous levels that require paving and stairs to access with almost all of these areas designed for access and maintenance only.

The swimming pool will be quite small in size; being a 4.8 x 2.8m concrete shell only access paving and coping. These small areas are to provide adequate areas for safety and supervision around the pool and to provide an area on site that is usable for private open space. At present, the site has no outdoor areas for the family. The pool will also have setbacks that meet or exceed Council requirements to ensure that the neighbouring properties retain their privacy. Both side neighbouring residences are either at a much higher elevation than the proposal or at a great distance away and well screened as is. The western neighbour shares the right of way driveway access but will otherwise not be affected by this application. The existing driveway is well above the proposed pool level. The eastern neighbour has a substantial boundary fence and large setbacks. The southern neighbour is at a substantially higher elevation than any structure on this site. All three properties fit in well with the existing sites and slope. This proposal aims to do the same. A number of properties in the immediate area have pools and there are numerous precedents for a small plunge pool on this avenue and in the immediate area. There should be no change in views to and from the residence or the neighbouring residences. Due to the site restrictions, mainly regarding the size of the property and the location of the house, the pool will be located partially out of ground. With the portion closest to the residence being a maximum 730mm out of ground at the north eastern corner. Though the site is located in the Landslip Areas D and E, there should be no impact on any geotechnical concerns of Council provided that the accompanying report and engineering recommendations are complied with. All recommendations will be followed during the construction phase. The purpose of this application is to ensure that the site is properly structurally retained and as such all care will be taken to ensure compliance. There will be no issue with the pool located in this position or partially out of ground as requested. The pool has been designed to limit the impact on the existing rock formations in the area, allowing existing stone, where possible, to be used structurally. The pool will be fully fenced and screened from the road. It should not be visible to passerbys. All residences located across the street are at such a distance and at a level so as not to be affected.

No additional hard surface has been added with this application outside of the retaining and the pool structure. Two new sets of stairs will be constructed outside the pool zone to provide better access from the residence to the carport and right of way. The existing accessway is adequate but should be upgraded. The site currently is poorly designed for access and safety. Part of the reasoning for this application is to make the rear yard usable and safe for all family members. Older members of the family find the mobility on site extremely hazardous. The design and shape of the proposed decking will incorporate the existing rock structures on site.

The aim is to keep as much natural landscaping around the proposal as possible. The proposed garden and grassed areas will continue to permit rainwater to flow through and be absorbed by the soil below.

The height of the proposed pool should not be an issue for Council as only the southern neighbour will be able to view the proposal and all proposed work will be well below their property level. There are no other portions of any neighbouring residence near the pool area.

Existing stormwater from the house should not be affected and continue to function as constructed, it will be upgraded as necessary. The proposal is not accompanied by a BASIX Certificate as the pool is well under 40,000L. The swimming pool may also be used by the Rural Fire Service as a static water supply if there is ever the need. The location near the residence and the access boundary should actually help with this, as water trucks will be able to supply from the pool quite easily. There are no substantial trees within the vicinity of the proposed pool. One tree, a Port Jackson Fig, will be removed with this application. The tree has to be removed to permit the retaining on site to be carried out. There are two trees on the neighbouring property, and both of these are fully addressed in the accompanying arborist report. The neighbour, whose land these trees occupy, has granted permission for the work to be carried out and for the trees to be removed and replaced if necessary, depending on root structures and location. The location on site has been chosen to provide the maximum soft landscape ratio for the property. The proposal does not meet Council's requirements for soft surface, with 30% of the site grass, garden, or natural bushland. Though the site ratios will change with this proposal, the change is minimal and will continue to be within the permitted range of compliance with Council. It is important to note that the majority of the work requested is to ensure that the site is structurally sound and accessible. Please see the accompanying landscape calculation table for defined landscape areas and percentages.

The structure is in keeping with the neighbourhood and the scale of this form is balanced by the existing vegetation. It is proposed to use quality materials to finish the area and to maintain the architectural style of the existing residence. The development meets all outcomes and objectives of the LEP and Residential DCP and the desired future character of the area.

ZONING CONTROLS

The following Council documentation is applicable to the property:

Warringah Local Environmental Plan 2011

Warringah Development Control Plan 2011

Environmental Planning and Assessment Act 1997

LEP PART 4 PRINCIPLE DEVELOPMENT STANDARDS

4.1 Minimum Subdivision of Lot size - Not applicable to this application

4.2 Rural Subdivision – Not applicable to this application.

4.3 Height of Buildings – as shown on the Height of Buildings Map = 8.5m high.
The 8.5m building height will be complied with for this application.

4.4 Floor Space Ratio & 4.5 Calculation of Floor Space Ratio and Site Area – Not adopted

4.6 Exceptions to the Development Standards – It is considered that the proposal meets the outlines and objectives of the LEP therefore no exception will be applied for, for this application.

WARRINGAH DCP

1.5-Objectives

- To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood
- To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome
- To inspire design innovation for residential, commercial and industrial development
- To provide a high level of access to and within development.
- To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained
- To achieve environmentally, economically and socially sustainable development for the community of Warringah

Part B Built Form Controls

B3 Side Boundary Envelope

The proposal is not visually dominant by virtue of height or bulk.

There will be adequate light, solar access, and privacy for neighbouring properties, as the work will provide proper spatial separation between buildings. The proposal is located in an area that will ensure that the development has been designed in response to the topography of the site. The location is both logical positioned to ensure minimal upheaval on site.

There are no exceptions to this section of the DCP.

B5 Side Boundary Setbacks

The proposal maintains the opportunity for deep soil landscape areas on site. The Council required setbacks to each side boundary will continue to be met ensuring planting and grassed areas can be maintained. There is a small change to the deep soil zones on site as the new retaining and pool structure will provide more hard surface as they are needed to stabilise the site. The proposal, though not insubstantial, will remain subtle, as all work will be well below the floor levels and the majority of the actual yard ground levels of the two adjacent neighbours.

Only the rear portion of each neighbouring site is located at the proposed works level. The southern boundary will be maintained for the pool, screening and planting can occur. No work should be visible from Suffolk Avenue or Anzac Avenue and there will be sufficient screening and planting to the side boundaries. The proposal maintains the DCP setbacks. The side setbacks will be landscaped where necessary. New planting, including replacement trees can be added if the neighbour requires.

B7 Front Boundary Setbacks

The proposal has been designed to maintain the sense of openness that the Council requires. There will continue to be a visual continuity of pattern for all the buildings on the street. There will be no impact on view sharing and no neighbours will have a loss of light, airflow, or privacy.

The proposed pool location is deemed to be in the rear yard as the property has no other outdoor area on site.

B9 Rear Boundary Setbacks

There will be no impact on this portion of the DCP as all work will be fully compliant with rear boundary setbacks. There are no immediate rear neighbours as they are located across the right of way driveway. There is no change to privacy, visual continuity, or sight lines.

Part C Sitting Factors

C7 Excavation and Landfill

All work to be carried out on site will have no adverse impact on the visual and natural environment or the adjoining and adjacent properties. The existing southern yard will be upgraded to help ensure the integrity of the physical environment. New retaining and structural walls will be added to provide stability to the site. It is imperative that this be permitted to be carried out. The visual and scenic quality of the site and the surrounds will be greatly improved with this application. The position, location, and height of the proposal have all been considered and determined to be the most appropriate location on site to minimise all impacts on the land and the neighbours. There will be no situation created that will create additional siltation or pollution of the local waterways or drainage lines.

The position and height of the pool have been chosen to limit excavation where possible and to ensure that the existing rock faces remain on site and can be incorporated into the pool design. A full geotech report accompanies this application and states that all work may be carried out.

Part D Design

D1 Landscaped Open Space and Bushland Setting

The pool surface area is to be included in the landscape open space. All onsite impervious areas that are naturally occurring are also included in the open space calculations. The chart below fully details all landscape calculations, as does the chart on the accompanying plans.

There are no existing trees that will be impacted with this proposal. No new trees will be planted unless at Council's request. The excavation of the pool will be carried out in a thoughtful manner. New landscape works will be carried out to the southern and eastern boundaries to improve the stability on site.

The works are similar to a large number of adjacent residences. This proposal is in keeping with the area and previous builds.

D2 Private Open Space

The site complies with private open space requirements. There is a requirement for a minimum 60sqm on site. The site will have over 60sqm. The majority of this is on sloped land. Existing open space is also sloped. This proposal provides level areas for use. If the Council will include the area around the swimming pool, this number increases. The proposed location has the best solar access on site. There will be access to the private open space directly from the living areas of the residence. There are sight lines directly from the residential living areas. The primary open space will not be moved or affected.

D3 Noise

Once work is completed on site there are two types of noise to be noted with this proposal. There will be the regular swimming pool activity noise of splashing and children's voices. This noise is unavoidable with this proposal. The owners would like to assure Council that the noise should be in regular hours of the day and will not be any different than the numerous properties that are in the area that already have an existing pool. The second noise will be that of the pool filtration equipment and pumps. This equipment will be housed in a sound suppression enclosure, constructed to meet Council standards, located under the proposed coping and stairs adjacent to the pool. This position has been chosen to limit all impact on neighbours. The filter equipment will be located below the proposed pool and this should ensure the neighbour should not be impacted by any of the baffled noise.

D6 Access to Sunlight

The proposed swimming pool location has been situated to maximise all light access for the site. The pool, located on the southern elevated side of the property will receive sun throughout the day, year-round. This will help ensure that the pool water remains warm and that there will be minimal to no heating required, providing a longer swimming season for the family. The pool level, being located well away from all residences in the area, will not overshadow or affect any of the neighbouring properties sight lines or solar access.

D7 Views

This proposal will have no affect on the sharing of views. The design and position of the pool is practical in its location and use of the site. The existing native trees on site will maintain their canopies and will not be affected by the proposal.

D8 Privacy

It is important to note that there should be no loss of privacy to either side neighbour. The neighbours to the sides and the neighbours across the road are at a great distance. No neighbour should be affected.

D10 Building Colours and Materials

All colours and materials will be natural in nature and sympathetic to the local surrounding environment. They will blend into the natural streetscape and landscaping.

D13 Front Fences and Front Walls

Boundary fencing will be upgraded with this application. New pool fencing will also be installed on site. There will be new large retaining walls created at the southern boundary of the property to replace existing severely dilapidated one. This will help ensure that the site has realistic and safe access.

D14 Site Facilities

The majority of the work on site will be concrete and block work retaining. This is extremely necessary for the site to continue to have full functionality. The pool and surrounds will be of concrete and tile. The proposed stairs will be timber. There will be no structural elements that would prohibit building and none to encourage bushfire. The pool equipment will be hidden in a sound suppression enclosure and placed below the pool proposal to minimise any impact on neighbours, both for sound and sight.

The site should have no need to upgrade existing drainage. The property has good drainage as is, though if during construction it is revealed that work should be carried out, the owners will upgrade. The swimming pool will be directly connected to the sewer for backwashing purposes as per Council requirements.

D16 Swimming Pools and Spa Pools

Objectives

- To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.
- To encourage innovative design solutions to improve the urban environment.

The proposed pool area has taken these objectives into account. It is located away from neighbouring residences, the natural topography lends itself to locating the pool in the proposed location, and it affords the proposal total solar access. The pool may also be used as a static water supply by the Rural NSW Bushfire Service. The pool has been architecturally designed.

Requirements

1. Pools are not to be located in the front building setback.
 2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.
 3. Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.
- The pool fully complies with these requirements. The pool is located to the south of the site and it is setback from the boundary. The pool will be located below the

existing access areas of this and neighbouring residences and the structure will not be visible from the street. A minimum 900mm setback will be used to ensure adequate planting and screening are provided where required.

The pool has been intentionally sighted to ensure that it has adequate setback from all boundaries. The pool position and height have been chosen to ensure that the surrounding outdoor areas will provide excellent passive surveillance to the pool area increasing the ability to provide a safe and secure environment. This is a major concern of Council as outlined in section D20.

D20 Safety and Security

- To ensure that development maintains and enhances the security and safety of the community.

The proposed swimming pool will not be visible from the street as it is below street level and located behind existing planting and retaining as well as screened by surrounding structures. There will be proper pool fencing and screen planting provided as well. The position of the pool will allow for excellent visibility from the residence and the remainder of the yard outdoor area. Safety in the pool area is the number one concern for the owners. The pool will be a separate from the rest of the yard and from the house. Any windows that are required to be secured will be in accordance with AS 1926.1-2012 and the Swimming Pools Act 1992. The pool will be isolated from the rest of the property and there will be no access directly to the pool area from the yard or the residence.

E10 Landslip Risk

The property is identified as being located in Landslip areas D and E and therefore the proposal has a full geotech report accompanying this application. The report states the proposal does not propose any risk to the geotech assessment for the area. The report and the accompanying engineering both state that the proposed works are required for the site and should be approved as quickly as possible.

There is direct advice from the Site Geotechnical Consultant that the Council should provide approval as quickly as possible for the retaining on site. It is necessary that the shoring be installed to ensure the ongoing stability of the driveway (ROW) above. Temporary shoring should be permitted without consent; however, permanent structures are preferred and should not be delayed.

E11 Flood Prone Land

The property is not affected by any of Council's flood zoning maps. The property is not flood affected.

WARRINGAH DEVELOPMENT CONTROL PLAN

Site information & Building controls	Required	Supplied	Compliance with Controls Y/N	Comments
PART B BUILT FORM CONTROL				
B1. Max ceiling height above natural Ground level	7.2m ceiling	7.2	Y	
Max building height	8.5m walls	0.7	Y	
B2. Number of Storeys		1	Y	
B3. Side Boundary Envelope	4m at 45deg		Y	All work is below the side boundary envelope
B4. Site Coverage	60% max	73%	N	As a strata property the site already does not comply
B5. Side Boundary Setbacks	0.9m	1.0m	Y	
B6. Merit Assessment of Side Boundary	-	-	N/A	
B7. Front Boundary Setbacks	6.5m	Existing	Y	Pool to be located in the front setback, this is permitted by Council
B8. Merit assessment of Front Setbacks	-	-	N/A	
B9. Rear Boundary Setbacks	6m	existing	Y	Fully compliant as pools may be in the rear setback
B10. Merit assessment of Rear Boundary Setbacks	-	-	N/A	
B11-Foreshore building Setbacks	-	-	N/A	
B12- National Park Setbacks.	-	-	N/A	
B13-Coastal Cliffs Setbacks	-	-	N/A	
B14-Main Road Setback	-	-	N/A	
B15-Min Floor to ceiling height	-	-	N/A	
PART C SITING FACTORS				
C1-Subdivision	-	-	N/A	
C2-Traffic, Access and Safety			Y	Vehicle access is off the main street.
C3-Parking Facilities		2	Y	Existing parking to remain
C4-Stormwater			Y	Stormwater to remain to residence as existing. The new pool will be designed to better accommodate the rainwater.
C5-Erosion &			Y	Refer sediment control plan

Sediment				
C6-Building over Council drainage easement			N/A	No easements associated with this property.
C7-Excavation and landfill			Y	
C8-Demolition & construction				A waste management plan will be carried out during the construction certificate.
C9-Waste Management				A waste management plan will be carried out during the construction certificate.
D1-Landscaped Open Space and Bushland Setting	40%	30%	N	The site as existing is non-compliant, the ratios will only be moderately affected, less than 2% ann this is due to the required structural elements on site
D2-Private Open Space	60 sq m	60sq m	Y	
D3-Noise			N/A	
D8- Privacy			Y	
D12-Glare and reflection			Y	Pool structure and screening to be muted to ensure no reflection
D16-Swimming Pools and Spa Pools			Y	Proposal is fully compliant with the Acts
D22-Conservation of energy and water			Y	The development will comply with all conservation requirements of BASIX
PART E-THE NATURAL ENVIRONMENT				
E1-Tree management			Y	One tree to be removed Arborist report included
E2-Prescribed Vegetation			Y	Minimal site disturbance and additional planting is proposed
E6-Retaining Unique Environmental features			Y	There are no natural features on the property or nearby.
E10-Landslip Risk			Y	Zone B, report supplied

PRIVACY AND NOISE

The proposal has been designed to increase the usability of the site for the owners. The design has also considered the position of the house and property in relation to the neighbours and has been designed to try to maximise the privacy and views of the existing residences. Once construction is completed, there should be no further impact on privacy or noise to the adjoining properties.

SITE MANAGEMENT

There should be approximately 9-12 cubic metres of excavation required with this proposal. All material will be removed from site. A sediment control fence will be in place to contain any runoff during construction.

BUILDERS INTEGRITY

A specialist, licensed builder will be constructing the swimming pool and retaining walls. During the construction process utmost care and consideration will be taken to ensure the privacy and lifestyle of the neighbouring residences is uninterrupted.

OWNERS STATEMENT

The family living in this residence are owner occupiers. The house is the family home and the owners wish to make the property as inclusive as possible. The site should have all the amenities that other properties in Warringah are afforded. The family enjoy outdoor living and an active lifestyle. The proposal should help encourage both. The swimming pool is not only a recreation area for the children, but a tool to help ensure that the family has the ability to swim as there are skills necessary in an Australian's life that the owners want to provide. The proximity to the coast for all Australians requires everyone to feel confident and secure in a water environment. The pool will provide this for the family as well as for friends and neighbours. The ability to have it at their own residence is a big plus as they can be assured of proper supervision. The belief is that with an excellent design, proper landscaping, and the utilization of a portion of the site that is underused, this proposal can help improve the neighbourhood design and streetscape.

Author: Robyn Good Draftsperson, Hort CIII, Assoc Dip Structural Engineering, NZCDrafting (Architectural)