

34 Coasters Retreat Photographic Analysis

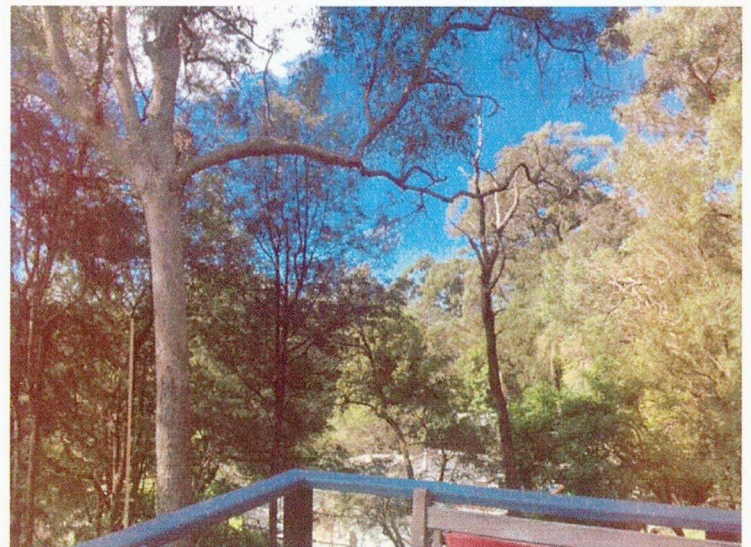
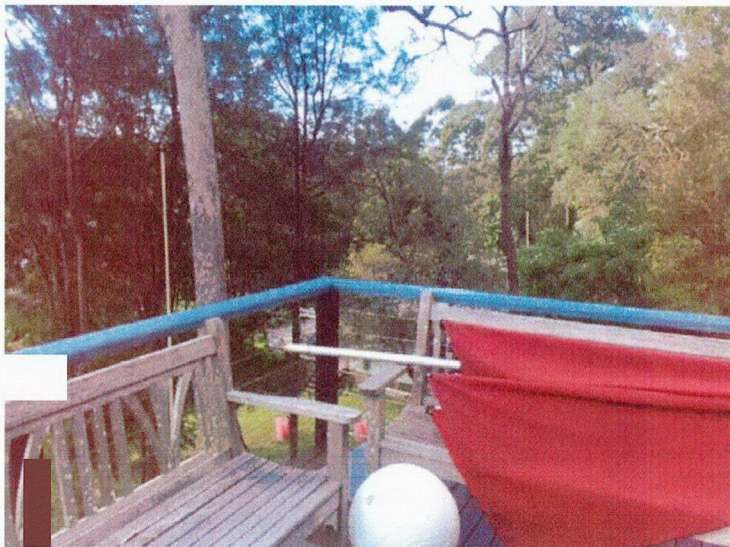
Ecological Consultants Australia Pty Ltd

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October 2016



VIEW FROM NW BOUNDARY



About this document



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Statement of Authorship

This report is compiled by Geraldene Dalby-Ball whose qualifications are BSc.

Limitations Statement

Information presented in this report is based on an objective study undertaken in response to the brief provided by the client. Any opinions expressed in this report are the professional, objective opinions of the authors and are not intended to advocate any particular proposal or pre-determined position.

Document Control Sheet	
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Signed: Mia Dalby-Ball – Director of Ecological Consultants Australia

Summary

- Site Pole locations and heights are based on the architectural drawings by Troppo Architects (Oct 2016). Precise locations and heights were determined on-site by registered Surveyor from plans supplied by Troppo Architect (17th October 2016). Architectural drawings (see submitted with the DA) were used to scale measurement. The site survey was ground truthed relative to the on-site survey-pegs (Attachment I).
- Following the finding that one section of the roof would requiring pruning of the Cedar Tree (Tree 1) the roof was then modified to curve it away from the tree in this upper south east corner. This has been done and updated on the Oct 2016 set of architectural drawings.
- This visual analysis focuses on possible impacts on the neighbouring property on the north western side of the proposed development as this existing dwelling is in-line with the proposed building.
- From the water-side (northern) the property is screened by trees and set behind another dwelling.
- Proposed development is expected to be seen from within the waterway at the basin however it will again be through trees and mostly behind the existing property on the western side.
- The existing neighbouring property on the north eastern side is located further downslope (north) and does not look over into the proposed built-form of the proposed development.
- Four site poles were accurately sized and erected to show the highest points of the proposed development – these high points are the outer edges of the proposed pavilion roofing. Additional poles on the eastern side would have been within the trees and not seen.
- Three height poles were erected on the western side (the 2 outer highest poles and another on the back of the front pavilion roof). The forth location on the western side (low point of the roof on the rear pavilion) was determined relative to the precisely surveyed points that had pegs.
- A forth pole was erected at the highest point on the eastern side.
- The dwelling is allowed to have a height of 8.5m above natural ground level due to the slope of the site.
- Photographs have been included to show the proposed roof height. Architectural drawings have also been included.
- Other reports, accompanying this DA, provide details on solar access, screening, privacy etc. This report provides the visual analysis based on findings post installation of height poles and examination of the architectural drawings.

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1 Background

The development proposal relates to the construction of a new sole occupancy dwelling within an existing vacant residential allotment located at 34 Coasters Retreat (Lot 12 DP 25653). This report provides the extra information requested by Northern Beaches Council in relation to a Visual Analysis of the proposed building on the neighbours.

See also associated reports submitted with this DA and Arboricultural Report (June 2016).

The aim of the investigation and this report is to present the outcomes of installation of height poles and photographs from various locations around the proposed dwelling, particularly as seen from the existing home on the south western side.

2 Methods

2.1 Site Inspections

Adam Clerke (registered surveyor), Mia Dalby-Ball and four others were on-site on the site on the 18th of October 2016 to install height poles and take photographs of the poles. This was done to fulfill the requests from Council to provide a visual analysis based on height poles and photographs.

The surveyor obtained architectural drawings from Troppo Architects (17th October 2016). These were assess and used to determine locations and height of poles. Scaled drawings from Troppo Architects were used to determine measurements on-site.

Ground level RLs were checked on-site and used to determine the location and length of poles needed. Poles were made from lengths of pine (lengths were 5m each and combined where needed).

Poles were erected and strung in place. Poles were then rechecked by surveyors to ensure their accuracy to within millimeters of the heights and locations determined from the plans (Oct 17th plans).

Mia Dalby-Ball gained permission from the neighbor on the south-western side (#37) to access the outdoor living spaces and take photographs over the proposed development area. Photographs were also taken from the front of the proposed dwelling. From the water there was no obvious view of the height poles or other landmarks that would indicate that the proposed development would be seen clearly from the water. Glimpses of the building are expected through the trees.

The plan provided by Troppo Architects showing the footing with numbers has been used when talking about the height poles. A copy of this is in Appendix II.

3 Results

3.1 Footings with Height Poles

Figure 1 assists in seeing the focus area for this visual analysis.



Figure 1 Visual Analysis areas of focus

Source of underlying drawing Troppo Architects October 2016. Arrows added as part of this Visual Assessment study.  No issue with visual impact.  Visual impact considerations presented in this report.

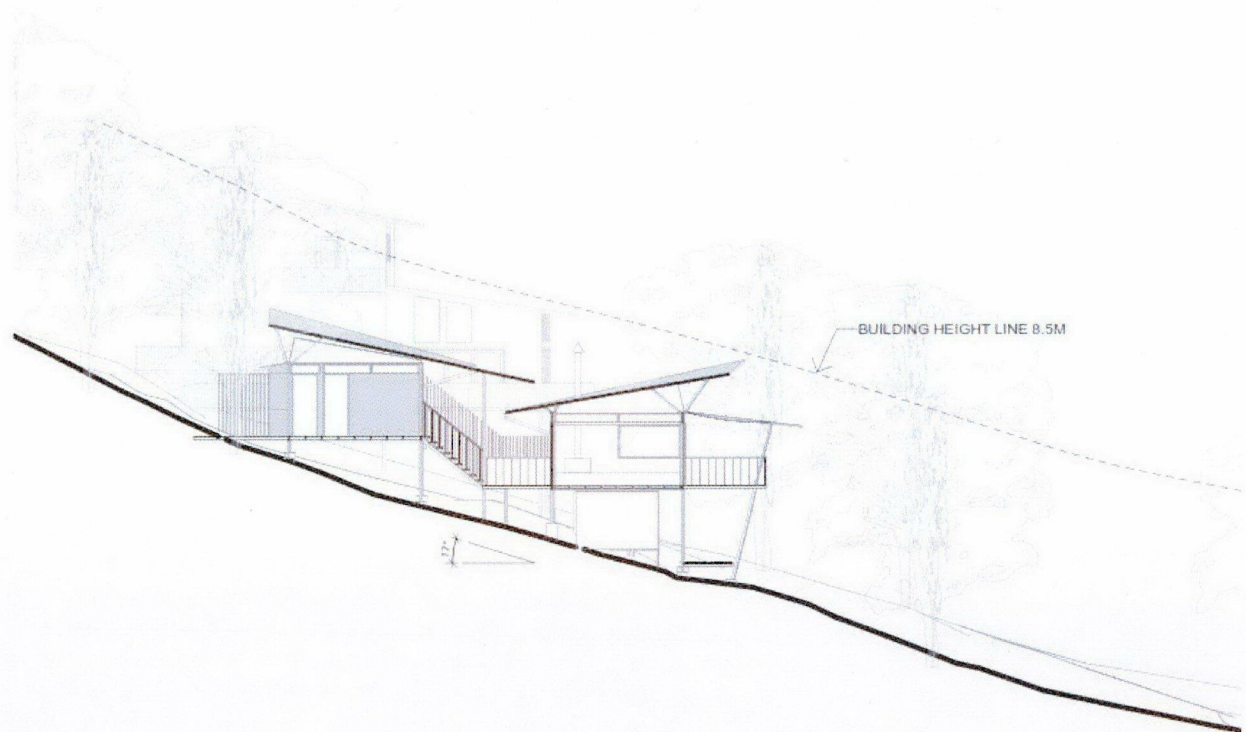


Figure 2 Cross-section seen from the NW boundary Source Troppo Architects

Results of height poles are as follows:

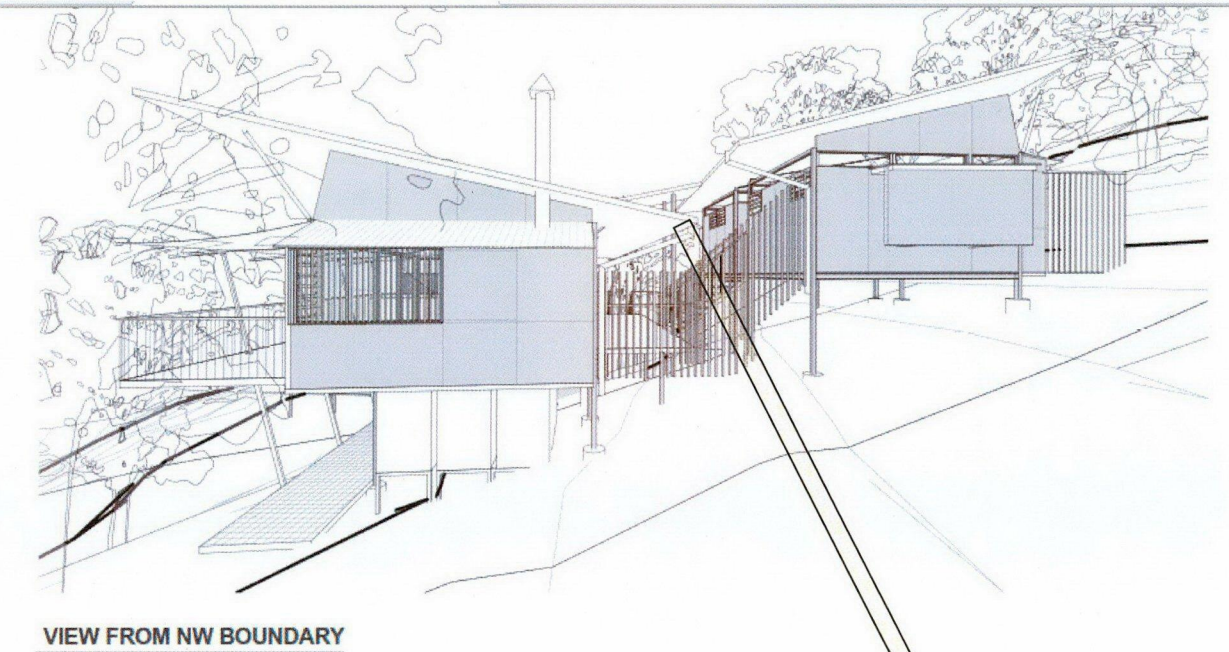
	High NE side of northern pavilion Blue house	High NW side of northern pavilion Iron Bark Tree	Low NW side of northern pavilion	Low NW side of southern pavilion*	High NW side of southern pavilion Cedar Tree # 1**
Closest footing number***	F11	F5	F12	F22	F26
height	8.91	7.05	3.66	6.	4.23

*no pole but height known from design and used in visual analysis

** this roof high-point has been relocated further from the number 37 and away from main tree canopy.
 The height remains unchanged however the high point is now located further to the north-east.

*** Footing number see Appendix II

3.2 North West (NW) Boundary



Side view from NW boundary of the proposed development Source: Troppo 2016.

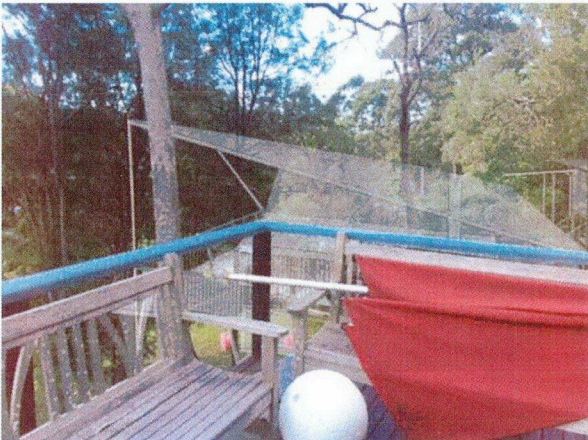


Plate 1. Photo from balcony of number 37. Looking over to Northern pavilion

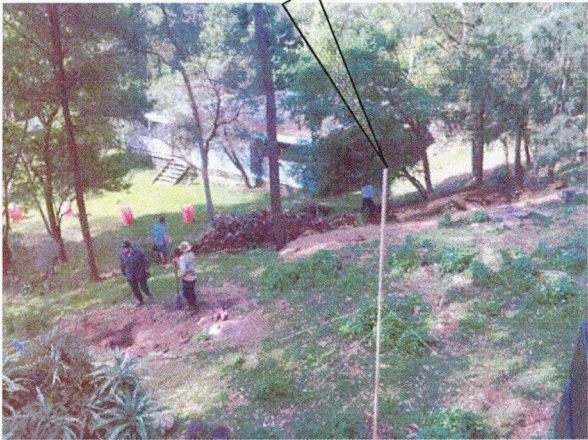


Plate 2. Rear height pole of Northern pavilion as seen from balcony of number 37.



Plate 3. View along the NW boundary looking at the rear pole of the northern pavilion up to the highest (furthest back) pavilion roof pole. NB this section of roof has now been moved away from the tree. This tree provides screen of the NW boundary from the number 37.

Figure 3a shows the northern (front) pavilion when viewing from the balcony of number 37.

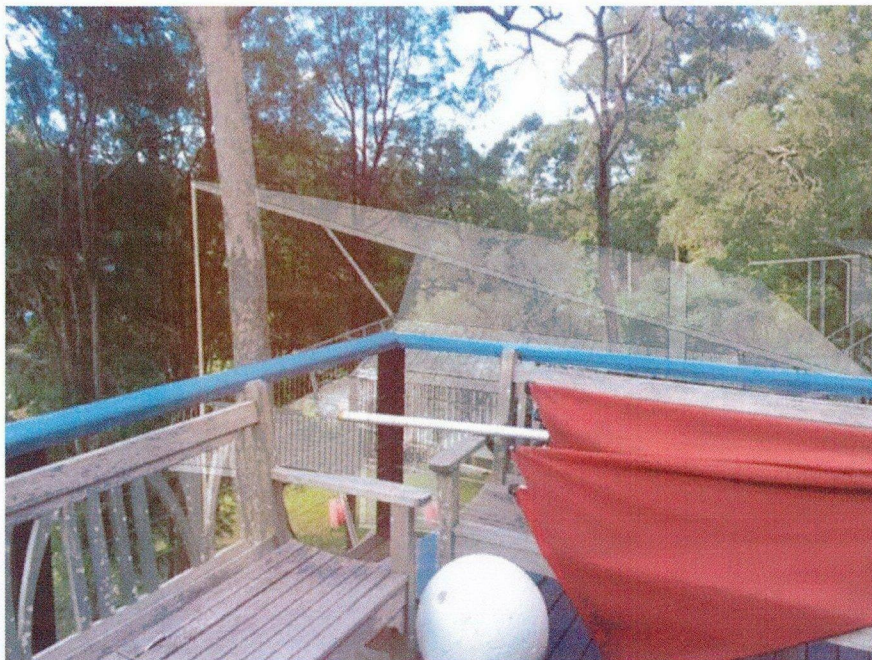


Figure 3a. View from decking of number 37 across the northern pavilion - transparent.

3.3 North East Boundary

Currently there is no dwelling looking over the NE boundary and there are trees, most of which are being retained, that soften the view from this direction. While this is the highest height pole this is due to the drop in land RL just in this section.

Figure 4. Side view from NE boundary of the proposed development Source: Troppo 2016



Plate 4. View from the front of the proposed development showing the NE boundary and house number 33.

This pole is the highest and shows the proposed pavilion roof area. The development is wholly behind (up-slope) of this point and thus not adjacent to this existing dwelling seen in the left of the image.

The design drawing below shows that the built form is minimal in this area and the pole height is to make up for the uneven ground rather than additional bulk.



Source: Troppo 2016 extract from perspectives drawings

3.4 View from the Front

The area in front of the proposed development currently has trees that will provide screening from this view point. The land drops away steeply in front of the proposed building location.



VIEW FROM FRONT

Providing trees are retained or planted to replace natural loss then this side of the proposed development will remain mostly screened from the water. It will not be any more visible than existing homes in this area.

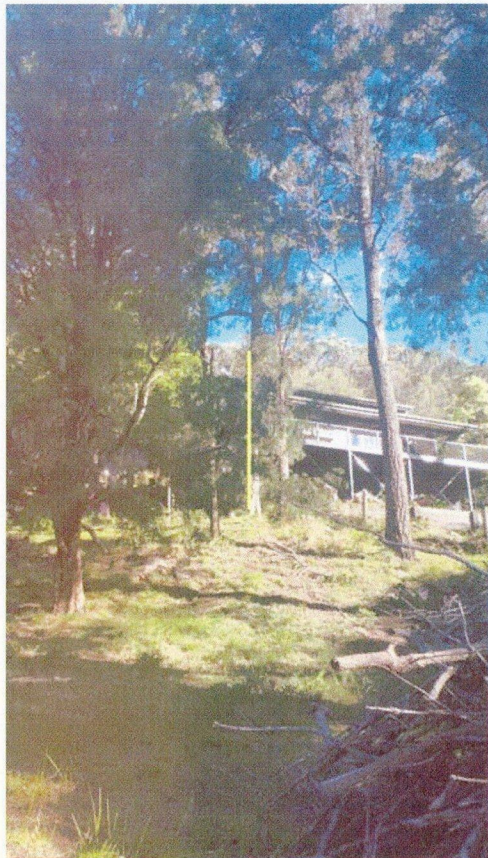


Plate 5. View from the front of the proposed development looking up the NW boundary towards number 37.

The height pole has been highlighted in yellow.

This is the NW corner of the front pavilion roof.

Appendix I – Survey Plan

Survey conducted on-site and scaled from Architectural Drawings (Troppo plan dated 17/10/2016). NB this was prior to the removal of F5 and relocation of F26 out of tree SRZ. Survey is accurate for height poles with the exception of F26 as the roof will now curve away from the Cedar (Tree 1).

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COASTERS RETREAT RESERVE

SKETCH SHOWING POSITION AND HEIGHT
OF TIMBER PROFILES.

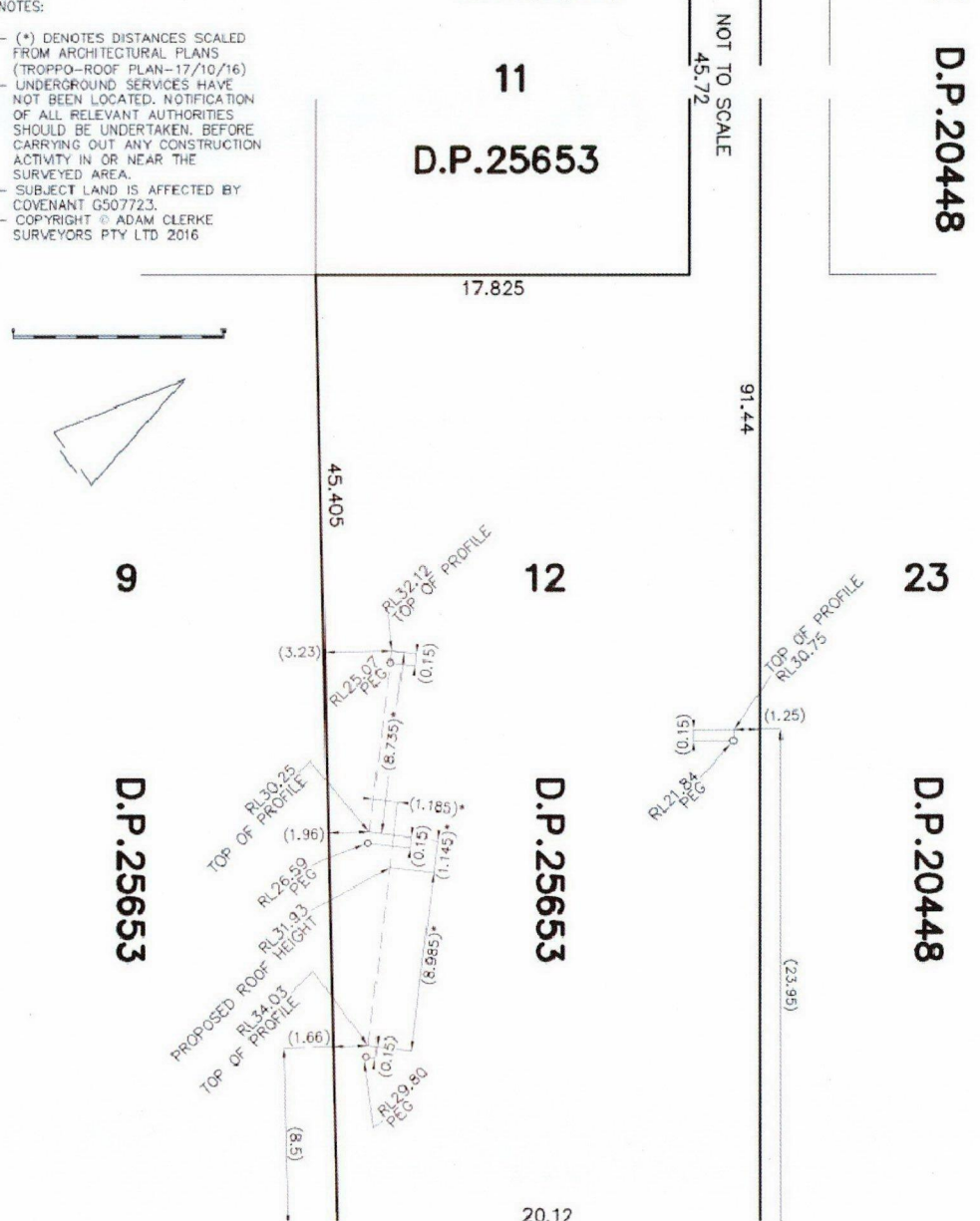
34 COASTERS RETREAT, COASTERS
RETREAT

DATE... 18/10/16 REF... 13716
SCALE...1:200/A3 DATUM...A.H.D

NOTES:

- (*) DENOTES DISTANCES SCALED FROM ARCHITECTURAL PLANS (TROPPO-ROOF PLAN-17/10/16)
- UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. NOTIFICATION OF ALL RELEVANT AUTHORITIES SHOULD BE UNDERTAKEN, BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SUBJECT LAND IS AFFECTED BY COVENANT G507723.
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BENCH MARK
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RL10.74
(PLACED BY CMS
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RFF: 129350DETAIL
DATE: 27/04/2015)



Source: Adam Clerke Surveyors Pty Ltd 18th October 2016

