

Site Analysis

58 LAGOON STREET NARRABEEN

Site to be read in conjunction with survey , plan view and other elevations.

1) Views to and from the site

Re Deck

The deck is at the rear of the property so has no effect on view of the property from the street. To the rear of the property is a 1.8m fence and 2m line of hedge. Viewing the deck from the rear will be hidden by the fence and hedge. To the south the deck is bordered by a 4m hedge and 1.8 m fence. View of the deck from neighbouring property will not occur. The deck is set to the southern side of the property so further from the northern neighbour. In addition a line of 5 m high golden cane palms screens the deck from view from the northern neighbour. The existing house shields the view of the deck from the east.

Re Carport

The carport is only viewed from the east and north. From the west and south the existing property screens the view. The northern neighbor has no windows overlooking from a single storey house. There is also a medium size tree in the northern neighbour's property that screens the carport.

From the street , 58 Lagoon street is set much lower than street level and does not dominate the view. The approved proposal additions have a sloped roof of the same material. The sloped roof of the proposed carport will match in design and complement the approved addition.

2) Solar access and over shadowing

Re Deck

The deck is low set and has no effect on solar access or over shadowing to neighbours or the existing house at 58 Lagoon.

Re Carport

The single level carport faces north east attached to an existing 2 storey house as such does not cause any effect on solar access or over shadowing to neighbours or existing house.

3) Views and solar access enjoyed by other properties

Re Deck

The deck is low set and does not have any effect on views or solar access of neighbouring properties.

Re Carport

The carport does not effect solar access to any neighbours.

The carport does not effect views of neighbours to the south or north. There are no neighbours to the west.

58 Lagoon street sits lower than the neighbours to the east and across the road to the east. There is view across the property to the lake looking west.

The neighbours directly to the east have recently done renovations adding a third level. They have a balcony on the third level to take advantage of lake views which sits well above the proposed single level carport. The carport covers the open area which looks directly up towards this balcony and thus allows the neighbor to enjoy the views more privately.

There is an approved DA for a 2 storey addition to 58 Lagoon that has had a view assessment done. The approved 2 storey addition will sit behind the proposed carport. As such any view would be effected by the 2 storey approved addition as opposed to the lower proposed carport.

The view assessment allowed the 2 storey addition. The carport is single storey and thus lower than what is already approved.

4) Privacy

Re Deck

The first application for the deck was to be positioned at the rear boundary. The assessment was that this would effect privacy of the neighbor to the south even though their concern was removal of the privacy hedge between the properties rather than any privacy concern. However the assessment was given consideration as the recommendation was to resubmit the plans with the deck attached to the existing house. This has been done as recommended. The privacy of neighbor to the south is maintained by the fence and 4m high line of trees.

The neighbor to the north has privacy by the Golden Cane Palms and because the deck is set well off the northern boundary.

East neighbours are not effected.

Re Carport

The carport has no effect on the southern neighbour or across the neighbor across the road to the east.

The neighbor to the north and east have increased privacy due to the carport providing reduced views to their property.

5) Adjoining and nearby land uses

Re Deck

The neighbour to the north have a similar deck raised to a higher level in their rear landscaped area.

The neighbour to the south has a hard surface patio area that projects further towards the rear boundary than the proposed deck. The hard surface patio is raised by the infill of the area.

The deck is in keeping with the rear of the land use of the other properties.

58 Lagoon street including the proposed deck has greater open landscaped area than neighbouring properties.

Re Carport

The proposed carport is in keeping with the land use as it is already existing hard surface area.

6) Orientation , micro climate and noise sources

Re Deck The deck is part of open space landscape. As such makes no difference to noise as it is already open outside area. The proposed site for the deck is existing lawn. The deck is rased and allows flow of air and water and makes no change to the micro climate of the existing lawn. Further planting of low and medium set plants is proposed to offset lawn. The landscaped area will still be of significant size. The deck is low set and open underneath. The deck is set back from the western boundary as recommended by the previous assessor. The area is lawn. The property has an infomal public use pathway at the rear between the lake and boundary. There is a raised concrete levee between the lake and the pathway. The concrete forms a barrier / separation between the lake mirco climate and the property.

Re Carport

The carport is on existing hard surface and has no effect on micro climate. Noise would be reduced by having a roof on the area.

7) Significant vegetation

The carport is proposed on existing hardstand.

The proposed deck is on existing lawn.

There is no effect on significant vegetation. Further shrubs and small trees are proposed