

Osmond McLeod Architects

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Central Coast Council
49 Mann Street
Gosford NSW 2250

RE: DEVELOPMENT APPLICATION AMENDMENT – 2 GREEN POINT ROAD, PEARL BEACH

Accompanying this document is an amendment application for 2 Green Point Road in Pearl Beach. Following commencement of construction, Osmond McLeod Architects were engaged to assist with the design and resolve some of the issues with the project outcome.

The application was previously amended to create a more economic roof design and resolve some outstanding issues with the design.

As the project has progressed, it has become apparent that some additional amendments would be suitable for the project. This amendment application contains a minor change to the garage roof design.

I have attached the supporting documentation submitted with the original DA and summarised each item below:

STATEMENT OF ENVIRONMENTAL EFFECTS

The SEE from Optima Planning and Development Consultants remains relevant for the proposed plan with the only changes of impact being:

The change to the roof line at the garage door wall line

The design presents no change to the following key elements of the Central Coast LEP and DCP remain unchanged in this submission:

- Heights
- Floorspace
- Setbacks

GARAGE FORM

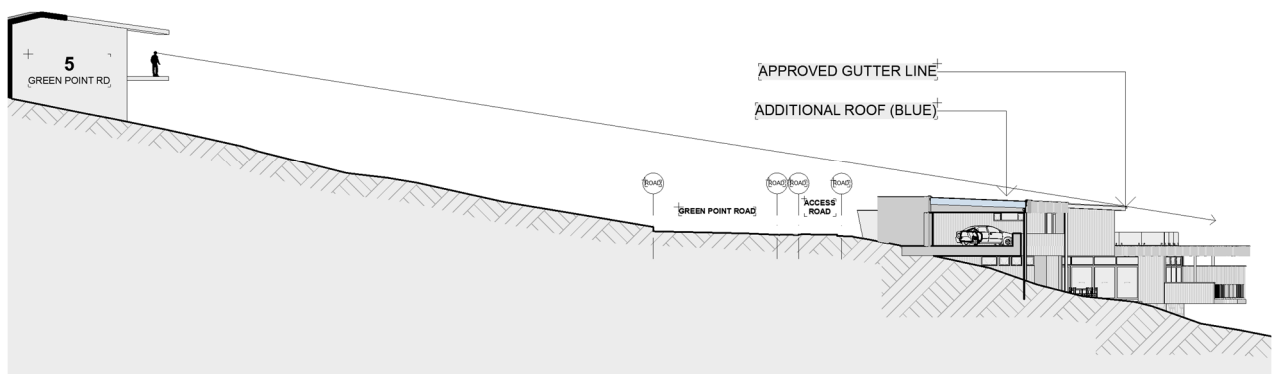
Under the initial approval, it was proposed to keep the existing garage roof in place to maintain any potential view lines from the neighbouring properties to the South.

Under a previous amendment, we lowered the overall height of the existing roof line, and this change, although higher than the previous carport roof, sits under the height of the previous ridge line.

We now have significant structure erected to the rear of the property including the roof line at the rear of the dwelling.

It is now clear on site that the front roof over the garage does not dictate the sight lines through the site. We are proposing raising the height of the roof at the garage door to line up with the rest of the front elevation as this line has no impact on the neighbours view, but greatly improves the aesthetic outcome for the subject site.

The section below shows the approved gutter line as constructed, the additional height to the garage in blue and the view line from the dwellings behind.



It is clear from this section and the conditions on site, that the additional roof height on the garage does not affect the views available to the neighbours.



ROOF GARDEN

The upper level of the dwelling looks out towards pearl beach, but this view is interrupted by the roof over the Kitchen, living, dining below.

It is proposed under this amendment to treat the roof area as a rooftop garden that is sectioned off from the deck with a balustrade, but provides the occupants with a roof top garden to break up the view over the roof sheeting.



The rooftop garden has been treated with a balustrade to allow the occupants to safely access the area without risk of fall from the roof, but the area is to be primarily a garden with access only for maintenance. Much of the space is to be occupied with vegetation bar a small accessway around the planting.

BASIX CERTIFICATE

Minor changes have been made to the windows and some of the shading conditions have been altered to improve the thermal performance of the development. A new Basix certificate accompanies this application.

DETAIL SURVEY

No change to this item

LANDSCAPE PLAN

No change to this item

BUSHFIRE ASSESSMENT REPORT

No change to this item

ABRICULTURAL IMPACT ASSESSMENT REPORT

No change to this item

STORMWATER REPORT

No change to this item

WASTE MANAGEMENT REPORT

No change to this item

SUMMARY

Should you require further information or clarification prior to determining our application, please do not hesitate to contact me on 0404 073 360 or mail@osmondmcleod.com.au



Regards,
Glenn McLeod
Osmond McLeod Architects