



Supplementary Information

To: Central Coast Local Planning Panel

From: Stephen Goodworth, Senior Building Surveyor, Central Coast Building Certification South
Wayne Herd, Section Manager, Central Coast Building Certification South

Subject: Additional Information – Agenda item 4.1 DA 59362/2020 - 114 Oceano Street, Copacabana - Alterations and Additions to the existing dwelling, removal of three trees on the site and a proposed attached garage

Date: 7 April 2021

Hi Jason and Panel,

In response to your question relating to Item 4.1 of your email dated today, I advise as follows:

- Confirm the road property boundary relative to site works

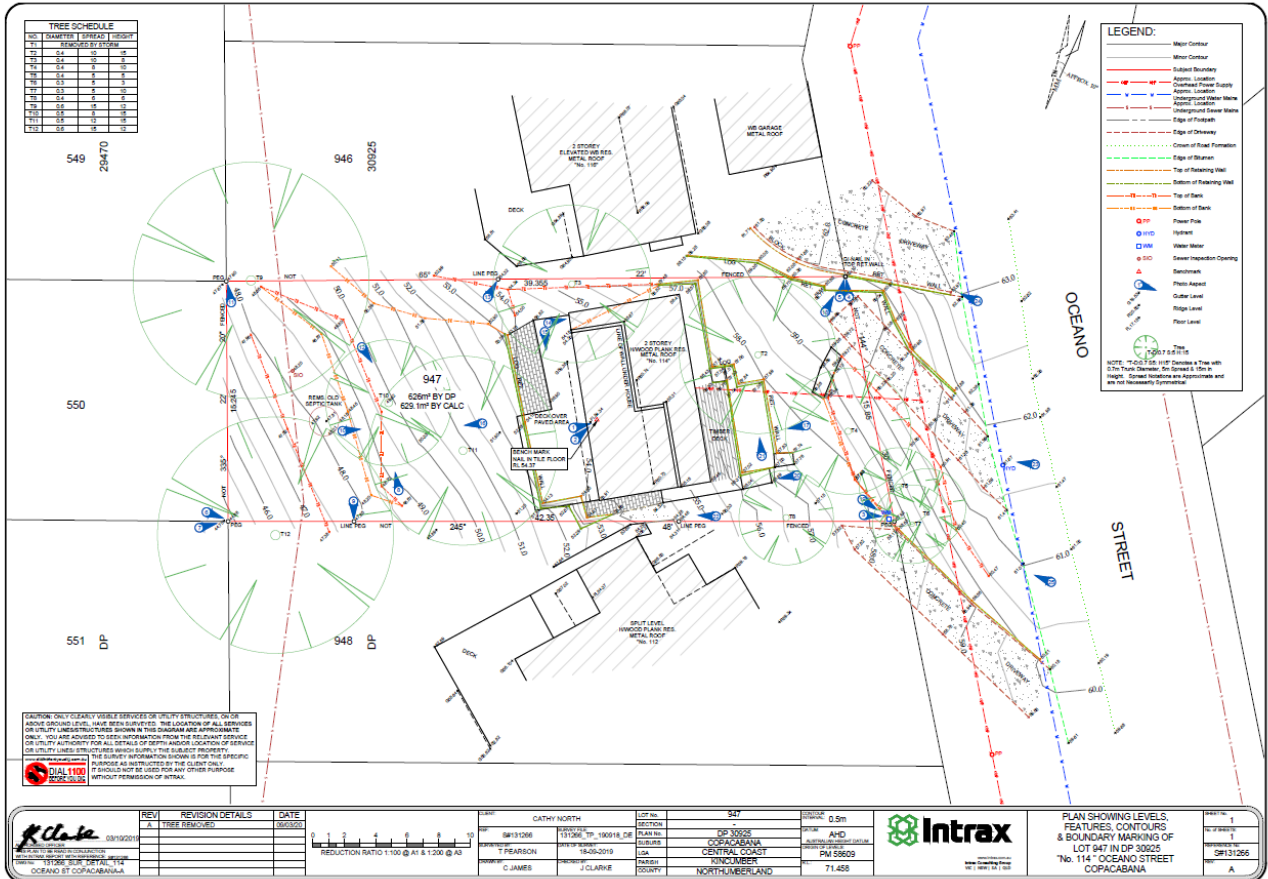
The applicant provided a survey diagram prepared by Intrax Consulting Group at the time of making the development application as included below. The survey represents the garage at No. 116 Oceano (lot 946) as positioned on the road property boundary. The survey also refers to the pinning of the corners of the property boundaries with G.I. nails. These nails were present at my site assessment and analysis. I was confident that the boundaries as contained within the site plan are an accurate representation of the actual site boundaries and their location to geographical features surrounding in the area. The applicant also included architectural details with the development application and the site plan on the drawing (referred to as Layout 5), represents the proposed garage at 114 to also be on the road alignment boundary.

The location of the garage on the road property boundary represents a variation to the numerical front setback requirement of the DCP as outlined within the report, however was considered reasonable having regard to other examples of parking structures forward of the building line including the consideration of the geographical site constraints.

- The site plan in attachment 3 to the report indicates that the proposed garage (to be on the boundary) is in alignment with the existing garage on the property next door (116) – right?.

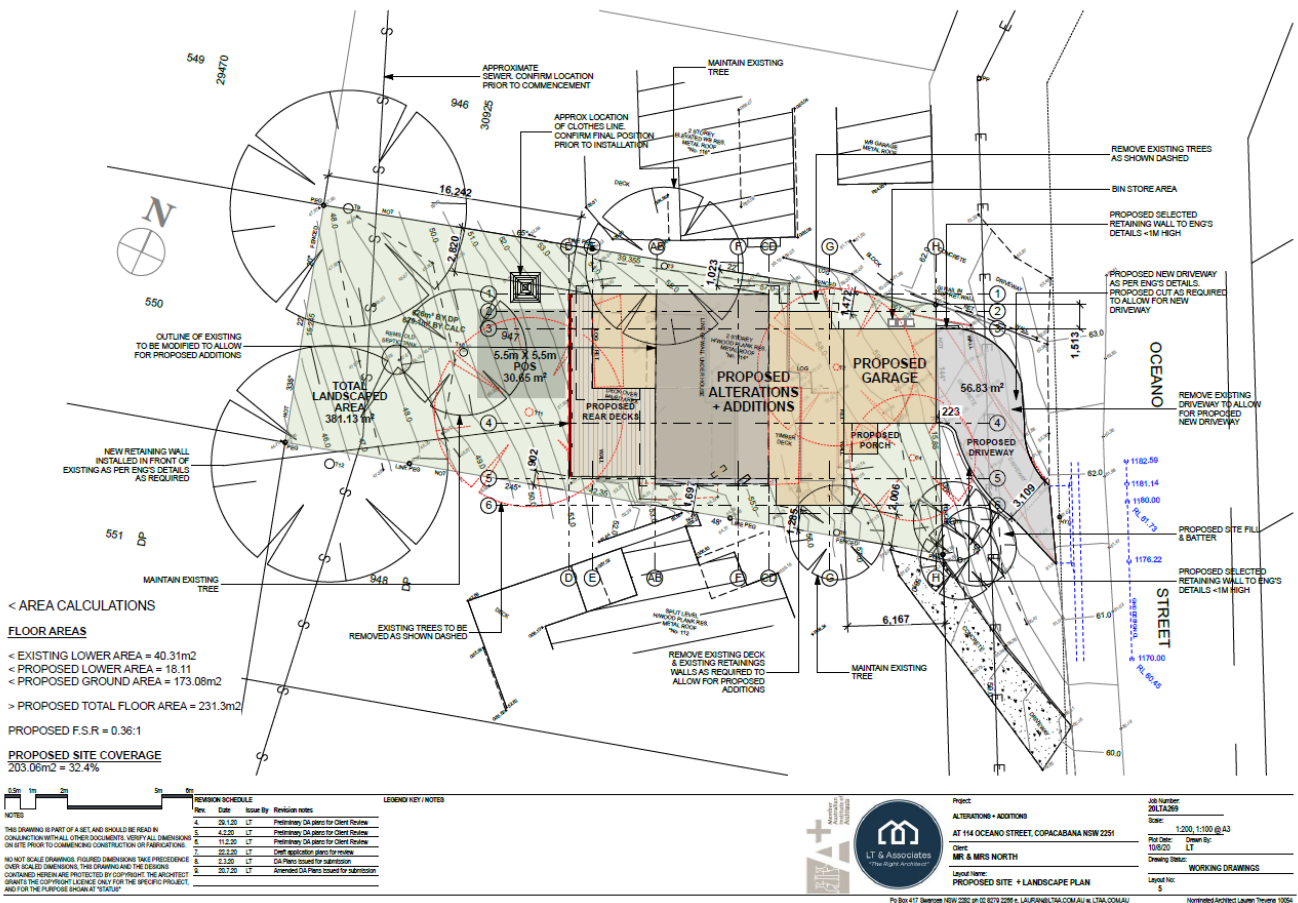
Yes.

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SURVEY DETAIL

Supplementary Information



SITE PLAN

- Confirm height objectives (Note this should always be in Council report where cl 4.6 as the Panel must consider these objectives, independent of the Clause 4.6 request)

4.3 Height of buildings as contained within Gosford LEP 2014

The objectives of this clause are as follows—

- a) to establish maximum height limits for buildings,

The proposed height of the building, whilst exceeding the numerical height limit, is consistent to numerous other dwellings within the vicinity on this steep coastal hillside locality.

- b) to permit building heights that encourage high quality urban form,



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The extensive alterations and additions to the dwelling incorporating skillion roof forms and extensive glass and weatherboard materials will result in a contemporary design and use of quality materials that will encourage a desired urban form in the locality.

c) to ensure that buildings and public areas continue to receive satisfactory exposure to sky and sunlight,

The proposed additions will result in some overshadowing of the southern adjoining property in the winter months during the morning period, however the extent of shadowing, considering the orientation of the dwellings within a north-south axis is reasonable and by late morning period and during the afternoon, the southern adjoining dwelling will receive satisfactory exposure to sunlight.

d) to nominate heights that will provide an appropriate transition in built form and land use intensity,

The height exceedance is only a small portion of the roof and will be consistent to the height of other buildings on the hillside within this locality.

e) to ensure that taller buildings are located appropriately in relation to view corridors and view impacts and in a manner that is complementary to the natural topography of the area,

The proposed dwelling design meets the relevant zone objectives and does not cause and unreasonable level of view loss impacts to the adjoining and surrounding properties. Furthermore, the proposed design reduces the scale and bulk of the dwelling by incorporating stepping of floor-levels to follow natural slopes and by using irregular floorplans to create well-articulated forms.

f) to protect public open space from excessive overshadowing and to allow views to identify natural topographical features.

The proposed dwelling design and height will not create any overshadowing to public open spaces and not impact on viewing natural topographical features from surrounding open spaces within the Copacabana locality.

- If the Panel is minded to seek replacement trees for the ones removed, please provide a draft condition in consultation with relevant Council tree expert



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Draft condition

Plant a minimum of three (3) replacement trees (advanced specimens min 25lt pot size). Replacement trees must be native species capable of achieving a minimum height of 5m. New trees are not to be located within an authority's service easement, or within 3m of an approved building. Where the replacement tree dies or is substantially damaged within five (5) years of planting, it must be replaced and maintained to maturity.