

7 October 2020

The CEO
Central Coast Council
PO Box 21
GOSFORD NSW 2250
Attention: The Planning Officer

Dear Sir or Madam

Re: Development Application Number DA59347/2020: 2c Amethyst Street, Pearl Beach

Thank you for the opportunity to provide a response to the subject Development Application. One of the objectives of the Pearl Beach Progress Association is *'to protect and enhance the environment and encourage nature conservation within the village of Pearl Beach'*.

We note that the previous DA for the site (DA58347), for which we forwarded a submission, has been withdrawn, and this new application lodged. Unfortunately it seems that, in most of the critical areas that we highlighted in our submission of 30 June, 2020, the revised scheme remains an inappropriate development for Pearl Beach.

The subject allotment is only 236 square metres with a 15.46 frontage. This is an extremely small allotment for any R2 Low Density Residential zone, and for Pearl Beach it presents particular problems in maintaining the desired future character for the area.

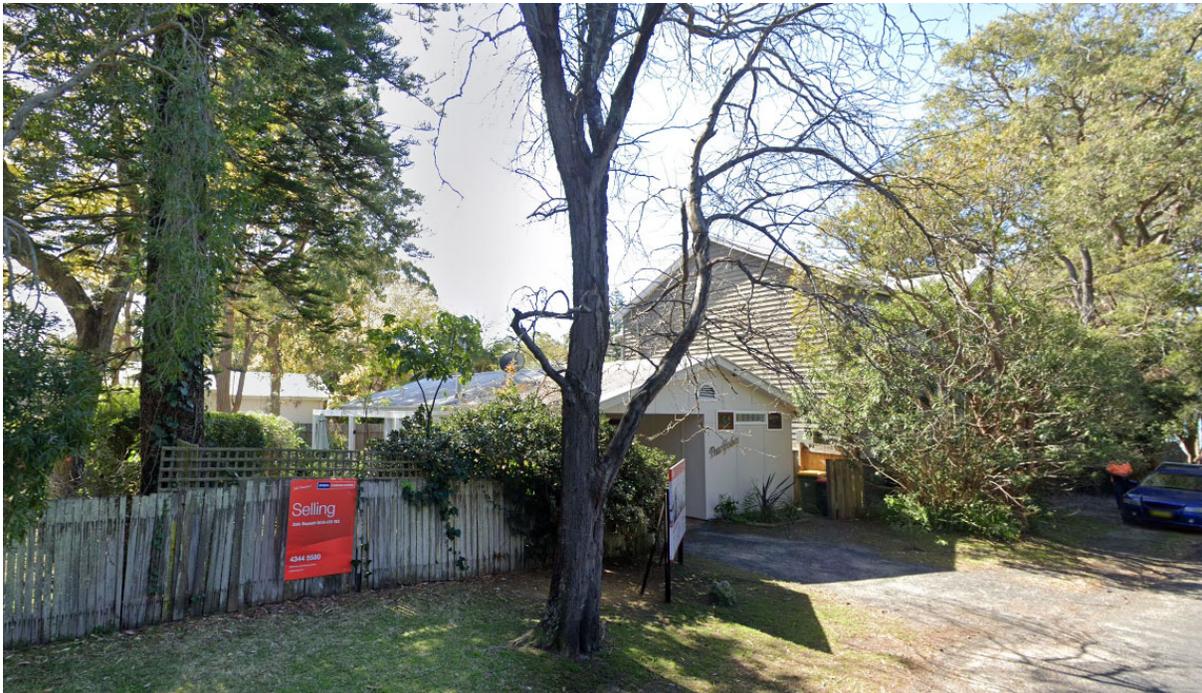


Figure 1: The existing converted garage at 2C Amethyst Avenue Pearl Beach. Note the trunk of the large Norfolk Island pine on the western boundary. (Source Google Street View)



Figure 2: Aerial view of the allotment with the existing converted garage at 2C Amethyst Avenue Pearl Beach (outlined in red). Note the approximate position of the large Norfolk Island pine on the boundary (circled in red dashed line). (Source: Sixmaps)

We are of the view that the architectural style and detail of the proposal is not inconsistent with the character of Pearl Beach. However we remain concerned that the development appears to not comply with the relevant Gosford DCP provisions for the locality: In particular:

- the allowable GFA and FSR is exceeded;
- the setback does not comply with the front 6 metre control for a residence;
- the quantum of open space does not comply with the requirement for not less than 50% of the site area unless the area of the upper floor deck is included.

The existing structure is a converted garage. The extent of alterations is such that the proposed new residence would not constitute an alteration with additions, but will in practical terms be a new development. Therefore, we believe that it should be at least more compliant with the DCP requirements, while we understand that complete compliance may not be feasible given the small size of the allotment. We also query the rationale for an external stair as (it seems) the only access to the upper floor. It may be that the proposed development may actually be intended to be used as two separate self contained residential units, which would be contrary to the R2 zoning.

In reality, we suggest that an acceptable development on such a small allotment is not capable of yielding three bedrooms and a study/home office, and that a more modest quantum of accommodation might provide an acceptable design outcome.

We note that the proposed vehicle parking space over the root system of the significant mature Norfolk Island Pine tree has been removed and relocated within the footprint of the proposed dwelling, which is a positive alteration to the development.

Your consideration of our submission is greatly appreciated.

Yours sincerely

