

SUMMARY OF COMPLIANCE WITH PITTWATER LEP AND DCP NUMERICAL DEVELOPMENT STANDARDS - 96-104 CABARITA ROAD AVALON

Provision	Lot 2 (req/proposed/ % - or + control)	Complies?	Lot 3	Complies?	Lot 4	Complies?	Lot 5	Complies?	Lot 6	Complies?	Lot 7	Complies?	Lot 8	Complies?	Lot 9	Complies?	Lot 10	Complies?	Lot 11	Complies?	Community Lot	Total
Subdivision																						
Min Lot size (sqm)	700/ 973.7/ 39%	Yes	700/ 757.2/ 8.2%	Yes	700/ 752.4/ 7.5%	Yes	700/ 1098.0 /57%	Yes	700/ 1324/ 89%	Yes	700/ 943.2/ 35%	Yes	700/ 954.5/ 36%	Yes	700/ 877.7/ 25%	Yes	700/ 979.4/ 40%	Yes	700/ 2740.7/ 291%	Yes	700/ 1258/ 80%	12659.2 Avg of 11 Lots 1150.8
Max Lot slope (%)	30%/ 22%/ 27%	Yes	30%/ 26%/ 13%	Yes	30%/ 27%/ 10%	Yes	30%/ 28%/ 7%	Yes	30%/ 25%/ 17%	Yes	30%/ 29%/ 3%	Yes	30%/ 29%/ 3%	Yes	30%/ 29%/ 3%	Yes	30%/ 21%/ 30%	Yes	30%/ 27%/ 10%	Yes	N/A	
Min Lot width at BL (m)	16m/ 22.9/ 43%	Yes	16m/ 16.8/ 5%	Yes	16/ 16.3/ 2%	Yes	16/ 20/ 25%	Yes	16/ 19.2/ 20%	Yes	16/ 16.7/ 4%	Yes	16/ 18.4/ 15%	Yes	16/ 17.7/ 11%	Yes	16m/ 16.8/ 5%	Yes	16/ 47.9/ 199%	Yes	N/A	
Min Lot width at FSBL (m)	N/A		N/A		N/A		N/A		9/ 19.2/ 113%	Yes	9/ 16.7/ 85%	Yes	9/ 18.4/ 104%	Yes	9/ 17.6/ 95%	Yes	N/A		9/ 47.9/ 432%	Yes	N/A	
Min lot depth (m)	27/ 43.3/ 60%	Yes	27/ 44.6/ 65%	Yes	27/ 45.7/ 69%	Yes	27/ 46.7/ 73%	Yes	27/ 51.5/ 91%	Yes	27/ 49.4/ 83%	Yes	27/ 49.4/ 83%	Yes	27/ 51.1/ 89%	Yes	27/ 42.6/ 58%	Yes	27/ 56.1/ 107%	Yes	N/A	
Houses																						
Max No of storeys	2/2	Yes	2/2	Yes	2/2	Yes	2/2	Yes	2/2	Yes	2/2	Yes	2/2	Yes	2/2	Yes	2/2	Yes	2 (ex)	Yes	N/A	
Min Front Setback (m)	6.5/23. 0	Yes	6.5/21. 8	Yes	6.5/19. 8	Yes	6.5/ 11.9	Yes	N/A		N/A		N/A		N/A		6.5/9.8	Yes	N/A			
Min Side Setbacks (m)	1/1 2.5/2. 7	Yes Yes	1/1.7 2.5/2. 1	Yes No	1/2.2 2.5/2. 3	Yes No	1/1 2.5/4.6	Yes Yes	1/1.2 2.5/5.1	Yes Yes	1/1 2.5/6. 6	Yes Yes	1/1.7 2.5/3. 8	Yes Yes	1/1 2.5/1. 9	Yes No	1/4.4 2.5/4	Yes Yes	Existing	Yes		
Min Foreshore Setback (m)	N/A		N/A		N/A		N/A		14.2/ 18.7	Yes	13.6/ 15.9	Yes	13.6/ 17.7	Yes	14.0/ 27.9	Yes	N/A		Existing	Yes		

Provision	Lot 2 (req/proposed/ % - or + control)	Complies?	Lot 3	Complies?	Lot 4	Complies?	Lot 5	Complies?	Lot 6	Complies?	Lot 7	Complies?	Lot 8	Complies?	Lot 9	Complies?	Lot 10	Complies?	Lot 11	Complies?	Community Lot	Total
Building Envelope	3.5m and 45 Deg/ Varies	Yes /No	3.5m and 45 Deg/ Varies	Yes /No	3.5m and 45 Deg/ Varies	Yes /No	3.5m and 45 Deg/ Varies	Yes /No	3.5m and 45 Deg/ Varies	Yes /No	3.5m and 45 Deg/ Varies	Yes /No	3.5m and 45 Deg/ Varies	Yes	3.5m and 45 Deg/ Varies	Yes/ No	3.5m and 45 Deg/ Varies	Yes	Existing	Yes/ No		
Min Private Open Space (sqm)	80/555/ 590%	Yes	80/365/ 360%	Yes	80/370/ 360%	Yes	80/212/ 170%	Yes	80/357/ 350%	Yes	80/309/ 290%	Yes	80/324/ 300%	Yes	80/367/ 360%	Yes	80/528/ 560%	Yes	Existing	Yes		
Min Lockable storage (cu.m.)	8/<8 -in garage	Yes	8/<8 -in garage	Yes	8/<8 -in garage	Yes	8/<8 -in garage	Yes	8/<8 -in garage	Yes	8/<8 -in garage	Yes	8/<8 -in garage	Yes	8/<8 -in garage	Yes	8/<8 -in garage	Yes	Existing	Yes		
Max Undercroft height (m)	3.5/ 1.1	Yes	3.5/ 1.2	Yes	3.5/ N/A	N/A	3.5/ N/A	N/A	3.5/ 2.75	Yes	3.5/ 3.2	Yes	3.5/ 3.8	No	3.5/ 2.9	Yes	3.5/ 2.7	Yes	Existing	Yes		
Min Landscaped area (sqm) (60%)	583/ 695/ 19%	Yes	454/ 469/ 3%	Yes	451/ 455/ 1%	Yes	670/ 823/ 23%	Yes	780/ 842/ 8%	Yes	566/ 573/ 1%	Yes	573/ 578/ 1%	Yes	527/ 529/ <1%	Yes	588/ 634/ 8%	Yes	1644/18 64/13%	Yes	574	8036 63.4%
Min Estuarine Planning Level (AHD RL in m at a distance of 10m from Foreshore for 2118)	3.2/ 20.0	Yes	3.2/ 18.0	Yes	3.2/ 16.4	Yes	3.2/ 17.5	Yes	3.2/ 5.2	Yes	3.2/ 7.4		3.2/ 9.5		3.2/ 12.2		3.2/ 24.16		Existing			