

D12.10 Site coverage - environmentally sensitive land

Outcomes

Achieve the desired future character of the Locality. (S)
 The bulk and scale of the built form is minimised. (En, S)
 A reasonable level of amenity and solar access is provided and maintained. (En, S)
 Vegetation is retained and enhanced to visually reduce the built form. (En)
 Conservation of natural vegetation and biodiversity. (En)
 Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)
 To preserve and enhance the rural and bushland character of the area. (En, S)
 Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)

Controls

On land zoned Residential, the site coverage shall be in accordance with the following table.

Maximum Site Coverage (%) Minimum Landscaped Area (%)
 40 : 60%

The use of porous materials and finishes is encouraged where appropriate.
 Any alterations or additions to an existing dwelling can not extend beyond the maximum site coverage permitted in the above table.

Split Zones

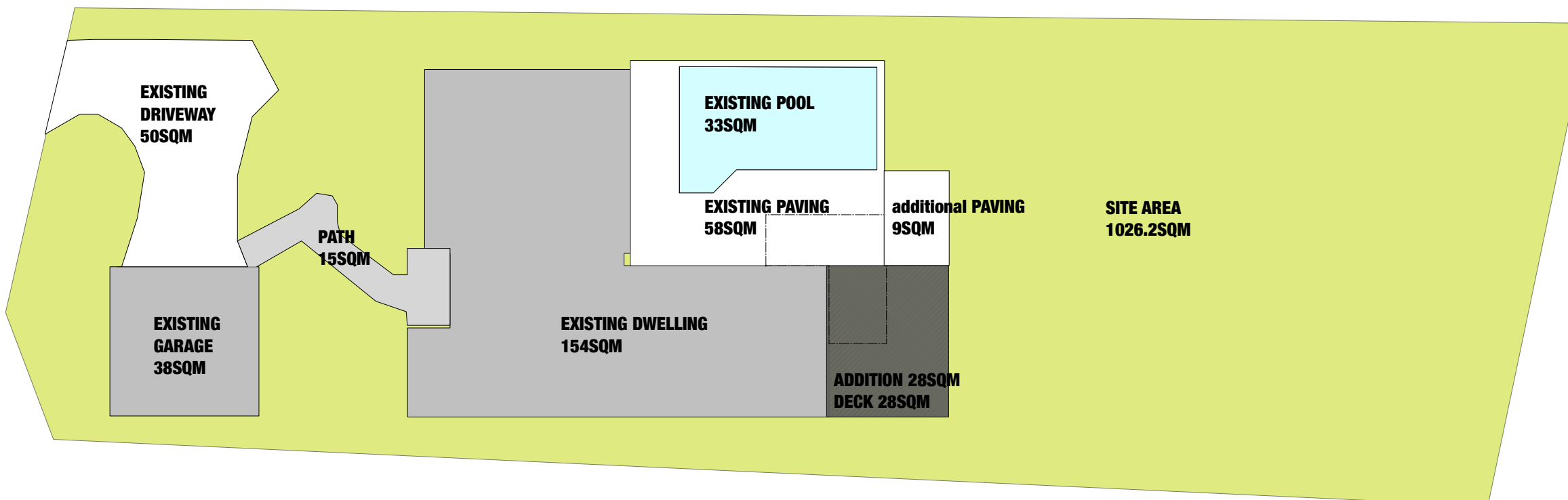
On lots where there is a split zoning and part of the lot is zoned Proposed Recreation (6c) or Reservation-Open Space (9a), Reservation-County Open Space (9b), Local Road Reservation (9c) or Arterial Road Reservation (9d), the calculation for site P21 DCP Part D Adopted: 21 September 2009
 Page 30 In Force From: 12 October 2009
 coverage will be based only on that area not zoned Proposed Recreation (6c), or Reservation-Open Space (9a), Reservation-County Open Space (9b), Local Road Reservation (9c) or Arterial Road Reservation (9d), and will not be based on the site area of the whole lot.

Controls

Provided the outcomes of this control are achieved, and the bulk and scale of the development is not increased, the following may be permitted in addition to the maximum site coverage listed in the table above:
 i. impervious areas less than 1m in width (eg pathways and the like)
 ii. for single dwellings on residential zoned land only, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (eg roofed or unroofed pergolas, paved recreation areas, patios, pathways and uncovered decks no higher than 1m above natural ground level).

The proposed alteration and addition represents a minor increase in site coverage and is within the prescribed controls - see summary below

EXISTING SITE CONDITIONS				PROPOSED SITE CONDITIONS			
site area		1026.2sqm		site area		1026.2sqm	
40% coverage permissible		410sqm		40% coverage permissible		410sqm	
building footprint				building footprint			
	house	154sqm			house	154sqm	
	paving	15sqm			proposed addition	28sqm	
	driveway	50sqm			paving	15sqm	
	garage	38sqm			driveway	50sqm	
	pool + terrace	91sqm			garage	38sqm	
	hard surface landscape	-61.5sqm			pool + terrace	88sqm	
	- 6% site area				hard surface landscape	-61.5sqm	
		TOTAL 286.5sqm				TOTAL 311.5sqm	
site coverage 28%				site coverage 30%			
existing landscape area 72%				proposed landscape area 70%			



LEGEND

ROOF:
 MR COLOURBOND METAL ROOF SHEETING/CAPPINGS
 G SELECT COLOURBOND GUTTERS
 DP SELECT COLOURBOND DOWNPIPES
 SK SKYLIGHT
EXTERNAL:
 BW MASONRY (CONC. BLOCK/BRICK)
 RM RENDERED MASONRY
 DW DOORS + WINDOWS - PAINTED TIMBER
INTERNAL:
 PB PLASTERBOARD ON TIMBER STUD FRAME
FLOORS:
 TF TIMBER FLOOR
 TD TIMBER DECKING
 T/SF TILED/STONE FLOOR
 PC POLISHED CONCRETE
CEILING S:
 PB SET PLASTERBOARD

NEW TIMBER STUD WALLS/STRUCTURE
 NEW WORKS
 METAL
 EXISTING WALLS/WINDOWS TO BE REMOVED - SHOWN AS DOTTED

A DEVELOPMENT APPLICATION NOVEMBER 2016
 ISSUE DESCRIPTION DATE

0 1 2 3 4 5

DRAWING:

DWG. NO: DA

DATE: NOVEMBER 2016

SCALE:

PROJECT :

BEARD FAMILY
 7 PACIFIC ROAD PALM BEACH
 LOT 401 D.P. 19651

HOUSED

BY NANNALESIUK

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