

## D12.8 Building envelope

### Outcomes

To achieve the desired future character of the Locality. (S)  
 To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.  
 To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.  
 The bulk and scale of the built form is minimised. (En, S)  
 Equitable preservation of views and vistas to and/or from public/private places. (S)  
 To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)  
 Vegetation is retained and enhanced to visually reduce the built form. (En)

### Controls

Buildings are to be sited within the following envelope:

All other development:

Planes are to be projected at 45 degrees from a height of 3.5 metres above natural ground level at the side boundaries to the maximum height (refer to relevant height under Part D Localities).

### Variations

Where the building footprint is situated on a slope over 16.7 degrees (ie; 30%), variation to this control will be considered on a merits basis.

Where subject to Estuarine, Flood & Coastline (Beach) Hazard Controls, the building envelope shall be measured from a height above the minimum floor level requirement under the Estuarine, Flood and Coastline (Beach) Hazard Controls.

Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope.

Council may consider a variation for the addition of a second storey where the existing dwelling is retained.

**There is a significant fall across the site - approx 31% however the building envelope is consistent and complying with the aims and objectives of the DCP.**

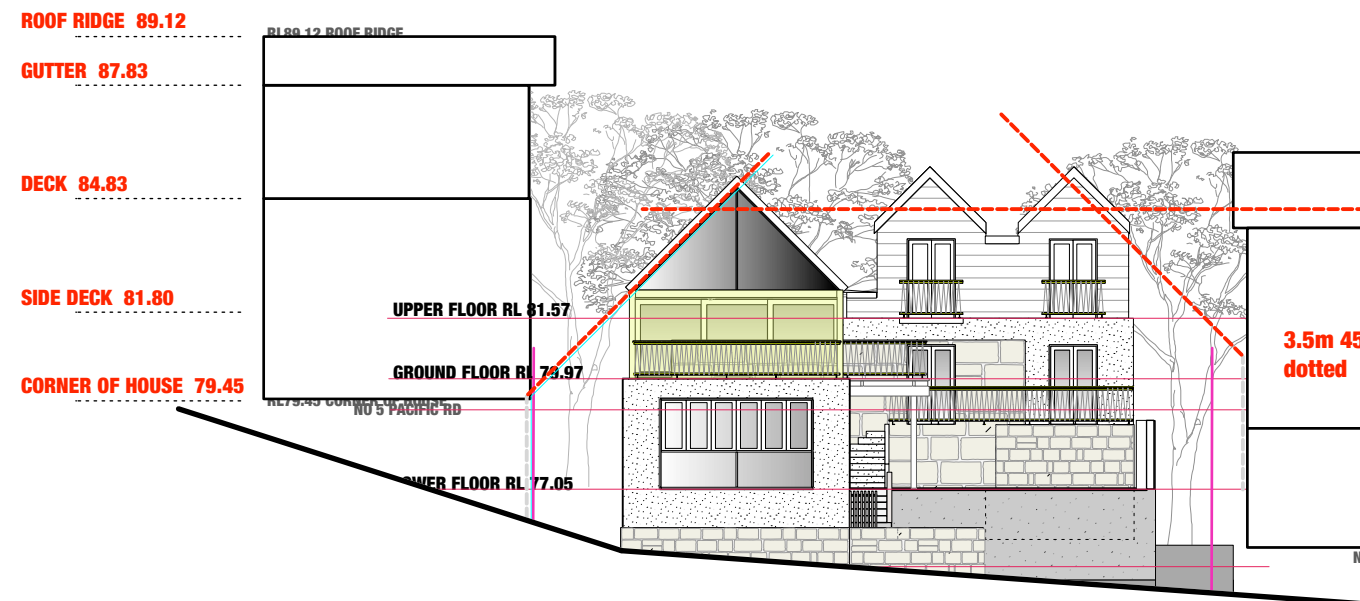


No5 PACIFIC ROAD  
rear view



No7 PACIFIC ROAD  
rear view

No9 PACIFIC ROAD  
rear view



**EAST ELEVATION**

## 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

ISSUE	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	NOVEMBER 2016

DRAWING:  
 DWG. NO: DA  
 DATE: NOVEMBER 2016  
 SCALE:

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

**HOUSED**  
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