

7 PACIFIC ROAD PALM BEACH PLANNING CONSTRAINTS SUMMARY

**PITTWATER COUNCIL
LOCAL ENVIRONMENT PLAN MAY 2014**

1. ADDITIONAL PERMITTED USES MAP

NA

2. ACID SULPHATE SOIL

Class 5
Geotech area H1 Map
LANDSLIP HAZARD AREA - Geotechnical report required

3. BIODIVERSITY AREA

NA

4. COASTAL RISK

NA C

5. FORESHORE BUILDING LINE

NA

6. FSR

NA

7. GEOTECHNICAL HAZARD

Hazard H1 - see geotechnical report attached

8. HERITAGE ZONING

NA

9. HEIGHT OF BUILDINGS

8.5m - from 'natural ground line'

10. LAND APPLICATION

NA

11. LAND RESERVATION ACQUISITION MAP

NA

12. LOT SIZE

Surveyed area 1026.2SQM

13. LAND ZONING MAP Zone E4 "Environmental Living"

Dwelling house permitted with consent
Exemp and Complying Development not permitted.

**PITTWATER COUNCIL
DEVELOPMENT CONTROL PLAN**

SECTION C DEVELOPMENT CONTROLS

C1.1 LANDSCAPE

COMPLIANCE YES

60% For a single dwelling house canopy trees located a minimum 5m from existing and proposed building structures or a minimum 3m where pier and beam footings are used

C1.2 SAFETY AND SECURITY

COMPLIANCE YES

There are four Crime Prevention through Environmental Design (CPTED) principles that need to be used in the assessment of development applications to minimise the opportunity for crime they include the following:

1. Surveillance
Building design should allow visitors who approach the front door to be seen without the need to open the door. Buildings and the public domain are to be designed to allow occupants to overlook public places (streets, parking, open space etc) and communal areas to maximise casual surveillance.
2. Access Control
Shared entries must be able to be locked and incorporate an intercom system or the like to allow visitors to gain entry. Building entrances are to be clearly visible from the street, easily identifiable and appropriately lit.
3. Territorial reinforcement
Walkways and landscaping should be used to delineate site boundaries and direct visitors to the correct entrance and away from private areas.
4. Space management
Popular public space is often attractive, well maintained and a well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.

C1.3 VIEW SHARING

COMPLIANCE YES

All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties. The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing. Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials. Views are not to be obtained at the expense of native vegetation.

C1.4 SOLAR ACCESS

COMPLIANCE YES

The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st. Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).

C1.5 VISUAL PRIVACY

COMPLIANCE YES

Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level). Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building. Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.

C1.6 ACOUSTIC PRIVACY

COMPLIANCE YES

Noisesensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like. Walls and/or ceilings of dwellings that are attached to another dwelling shall have a noise transmission rating in accordance with Part F(5) of the Building Code of Australia. (Walls and ceilings of attached dwellings must also comply with the fire rating provisions of the Building Code of Australia). Noisegenerating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.





C1.7 PRIVATE OPEN SPACE

COMPLIANCE YES

Minimum 80m² of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard. Within the private open space area, a minimum principal area of 16m² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).

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



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