

D12.5 Front building line

Outcomes

To achieve the desired future character of the Locality. (S)
 Equitable preservation of views and vistas to and/or from public/private spaces. (S)
 The amenity of residential development adjoining a main road is maintained. (S)
 Vegetation is retained and enhanced to visually reduce the built form. (En)
 Vehicle manoeuvring in a forward direction is facilitated. (S)
 To preserve and enhance the rural and bushland character of the locality.
 To enhance the existing streetscape and promote a scale and density that is in keeping with the height of the natural environment.
 To encourage attractive street frontages and improve pedestrian amenity.
 To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

Controls

Land Front Building Line
 (m)

All other land zoned Residential 6.5m, or established building line, whichever is the greater

Built structures, other than driveways, fences and retaining walls are not permitted within the front building setback.

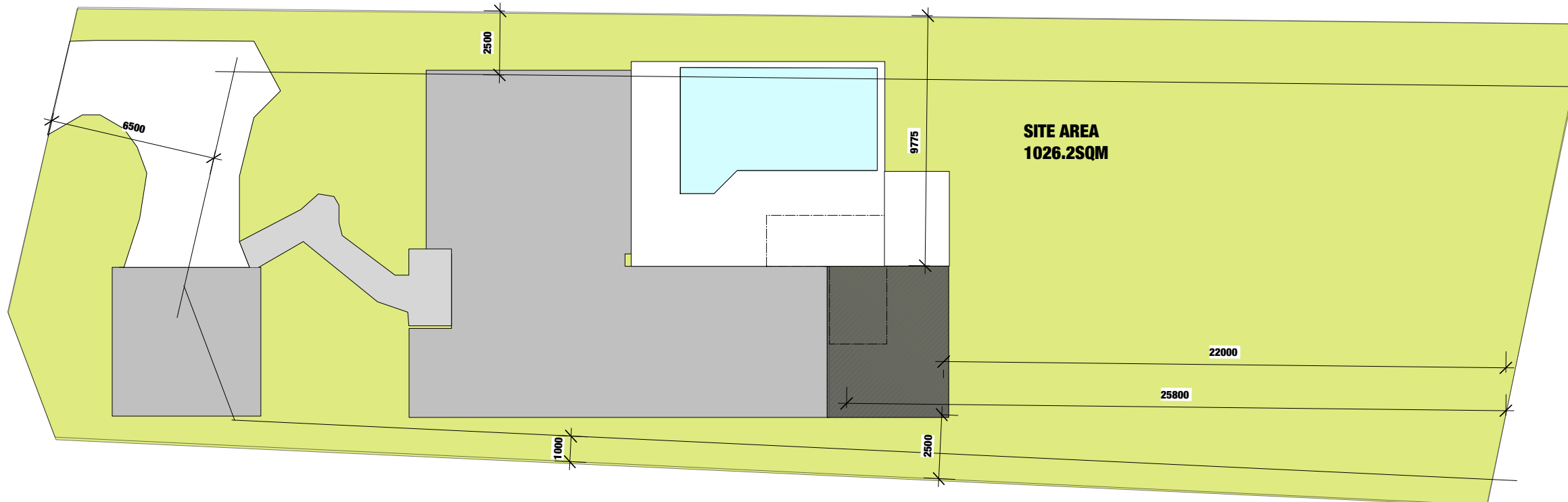
There is no change to the street or northern setbacks of the existing dwelling.

The setback to the east is modified, from just under 26m to 22m to create a new ground floor terrace with a recreation room under.

The side setback to the south of the existing has been retained extending out to 2.5m at the corner.

Privacy to neighbouring properties beyond is to be enhanced using screening shutters to the south.

Setbacks are consistent and complying with the DCP controls.



D12.6 Side and rear building line

Outcomes

To achieve the desired future character of the Locality. (S)
 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 encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.
 To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)
 Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)
 Flexibility in the siting of buildings and access. (En, S)
 Vegetation is retained and enhanced to visually reduce the built form. (En)
 A landscaped buffer between commercial and residential zones is achieved. (En, S)

Controls

The minimum side and rear building line for built structures including pools and carparks, other than driveways, fences and retaining walls, shall be in accordance with the following table.

Land Side & Rear Building Line (m)

Land zoned residential
 2.5 at least to one side; 1.0 for other side
 6.5 rear (other than where the foreshore building line applies)

Variations

Where alterations and additions to existing buildings are proposed, maintenance of existing setbacks less than as specified may be considered where it is shown that the outcomes of this clause are achieved.

For swimming pools and spas a 1m minimum setback from the boundary to the pool coping may be permitted subject to the following :

- satisfactory landscaping within the setback from the boundary to the pool or spa coping to the side or rear boundary, and
- Council is satisfied that the adjoining properties will not be adversely affected, and
- the pool or spa is not more than 1m above natural ground level, and
- that the outcomes of this clause are achieved without strict adherence to the setback impracticable, and
- where strict compliance with these requirements will adversely impact on the views of the adjoining residential properties.

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



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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