Development Control Plan (DCP) FACT SHEET

Calculating site coverage and floor area limitations.

Objectives:

1. To regulate the maximum floor area of buildings on residential allotments within the R1 General Residential, R3 Medium Density Residential, R5 Large Lot Residential and RU5 Village Zones.
2. To ensure that adequate area on the allotment is provided for landscaping, parking and 'principal private open space'.
3. To minimise any adverse impacts very large dwellings, garages, sheds and other outbuildings may have on the residential amenity of adjoining and adjacent properties.

Development Application (DA) Submissions

To ensure the objectives of the DCP are met DA plans need to contain adequate information to demonstrate that site coverage, floor area, and principal private open space requirements are met. The following tables and examples show the DCP requirements and the information required on site plans, taking into consideration the maximum site coverage and floor area limitations.

CALCULATING MAXIMUM SITE COVERAGE REQUIREMENTS.

Step 1. Identify the area of the property and the area of each existing building located on the property.

Step 2. Identify the percentage of site coverage under the DCP applicable for the allotment size.

<table>
<tr><th colspan="3">Maximum Site Coverage of ALL Development</th></tr>
<tr><th>Performance Criteria</th><th colspan="2">Acceptable Solutions</th></tr>
<tr><td rowspan="7">Ensure that the development is of a sufficient size for dwellings, duel occupancies and secondary dwellings.

That there is adequate means for access, parking, landscaping, useable gardens, outdoor areas and natural runoff. The footprint of Swimming pools can be included as part of the total open space.

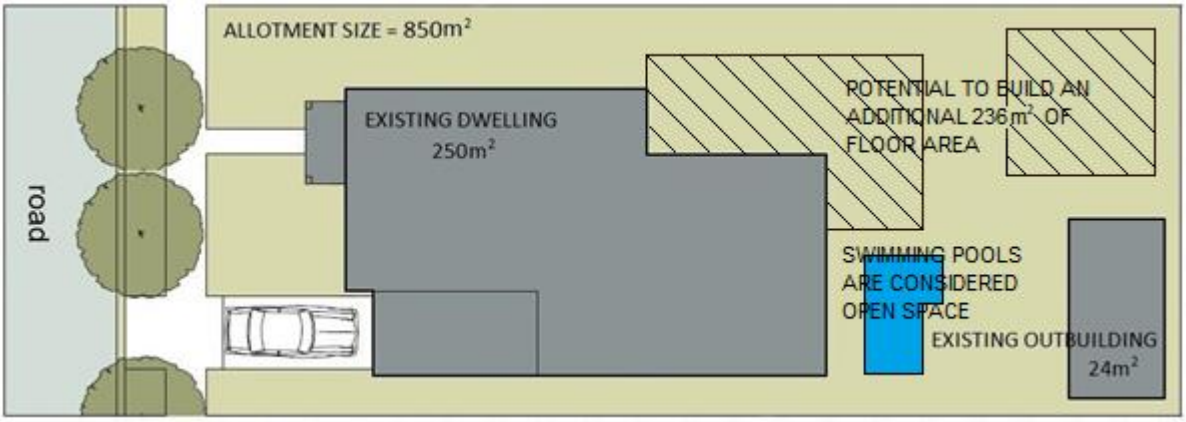
To retain compatibility with site context and avoid over development resulting from excessive site cover.</td><td colspan="2">The site coverage of the dwelling house and all ancillary development on an allotment must not be more than the following table. (Site coverage is calculated on building footprint area measured from external walls or posts).</td></tr>
<tr><td>Lot size</td><td>Percentage</td></tr>
<tr><td>Less than 450m^2</td><td>65%</td></tr>
<tr><td>450 to 900m^2</td><td>60% or 292m^2</td></tr>
<tr><td>901 to 1500m^2</td><td>50% or 540m^2</td></tr>
<tr><td>Greater than 1500m^2</td><td>40% or 750m^2</td></tr>
<tr><td>Allotments in R3 Zone</td><td>80%</td></tr>
</table>

Step 3. Calculate the maximum site coverage in square metres using the following formula *(Site coverage percentage x actual allotment area = maximum site coverage in m^2).*

Step 4. Calculate the site coverage of all existing buildings and subtract from the maximum site coverage in square metres which will give you the maximum allowable floor area for any proposed structures.

EXAMPLE 1. Existing Allotment of 850m^2

- Existing allotment contains a dwelling of 250m^2 and outbuilding of 24m^2.
- Maximum site coverage under the DCP for allotments 450 - 900m^2 is 60% or 292m^2
- Swimming Pools are considered 'Open Space' and are not included in the site coverage.



Calculation

60% = 60/100 = 0.6

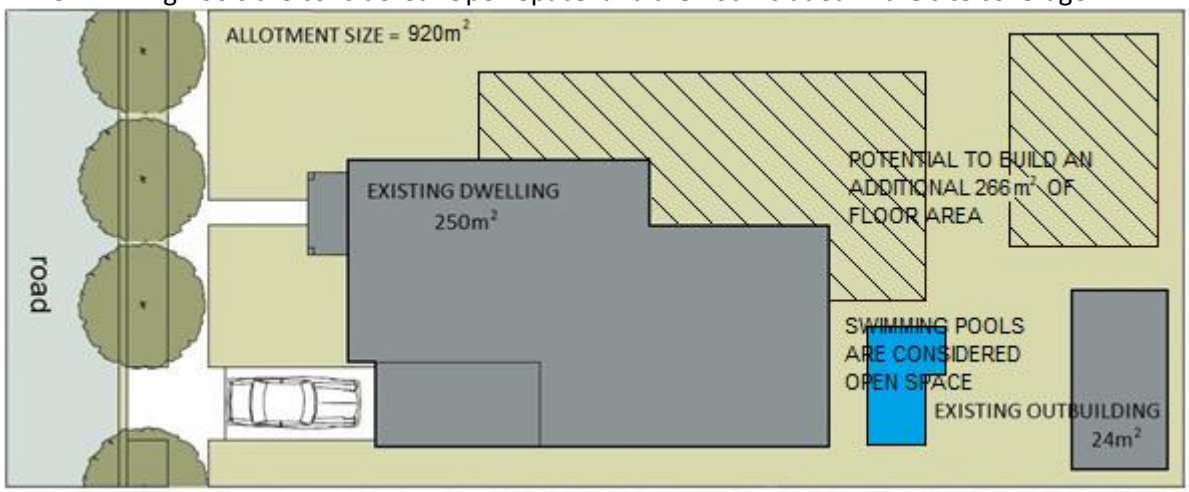
0.6 x 850m^2 = 510m^2

510m^2 - 250m^2 - 24m^2 = 236m^2

In this example the maximum site coverage is 60% or 510m^2, with the existing dwelling (250m^2) and outbuilding (24m^2) already occupying 274m^2 of the site, there is an additional 236m^2 of potential build area available before the maximum site coverage is exceeded.

EXAMPLE 2. Existing Allotment of 920m^2

- Existing allotment contains a dwelling of 250m^2 and outbuilding of 24m^2.
- Maximum site coverage under the DCP for allotments 901 - 1500m^2 is 50% or 540m^2
- Swimming Pools are considered 'Open Space' and are not included in the site coverage.



Calculation

50% = 50/100 = 0.5

0.5 x 920m^2 = 460m^2 (However site coverage of up to 540m^2 is also permitted).

540m^2 - 250m^2 - 24m^2 = 266m^2 (Not 460m^2 - 250m^2 - 24m^2 = only 186m^2).

In this example the maximum site coverage permitted is 540m^2, with the existing dwelling (250m^2) and outbuilding (24m^2) already occupying 274m^2 of the site, there is an additional 266m^2 of potential build area available before the maximum site coverage is exceeded.

CALCULATING FLOOR AREA LIMITATIONS – SINGLE DWELLING HOUSE

Step 1. Identify the area of the property and the area of the existing dwelling.

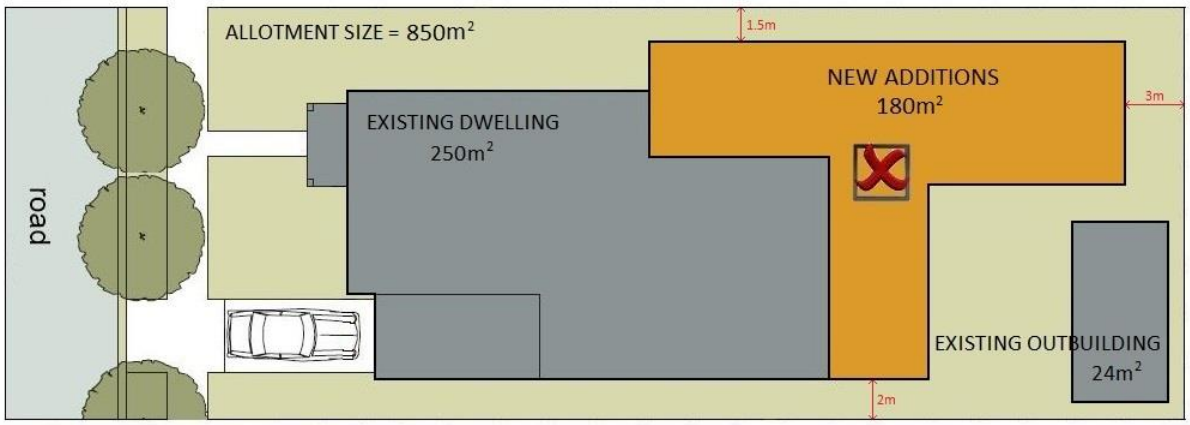
Step 2. Identify the maximum floor area in square metres under the DCP applicable for the allotment size.

<table>
<tr><th colspan="3">Maximum Floor Area for Single Dwelling Houses (excluding allotments within the R3 Zone)</th></tr>
<tr><th>Performance Criteria</th><th colspan="2">Acceptable Solutions</th></tr>
<tr><td rowspan="7">Ensure adequate area to provide separation between buildings, landscaping and private open space

To maintain development patterns that are compatible with the established character of established residential areas.</td><td colspan="2">The floor area of a single dwelling house on an allotment must not be more than the following table (floor area is calculated on building footprint measured from external walls or posts).</td></tr>
<tr><td>Lot size</td><td>Area</td></tr>
<tr><td>Less than 450m^2</td><td>290m^2</td></tr>
<tr><td>450 to 600m^2</td><td>360m^2</td></tr>
<tr><td>601 to 900m^2</td><td>420m^2</td></tr>
<tr><td>901m^2 to 1500</td><td>470m^2</td></tr>
<tr><td>Greater than 1500m^2</td><td>600m^2</td></tr>
</table>

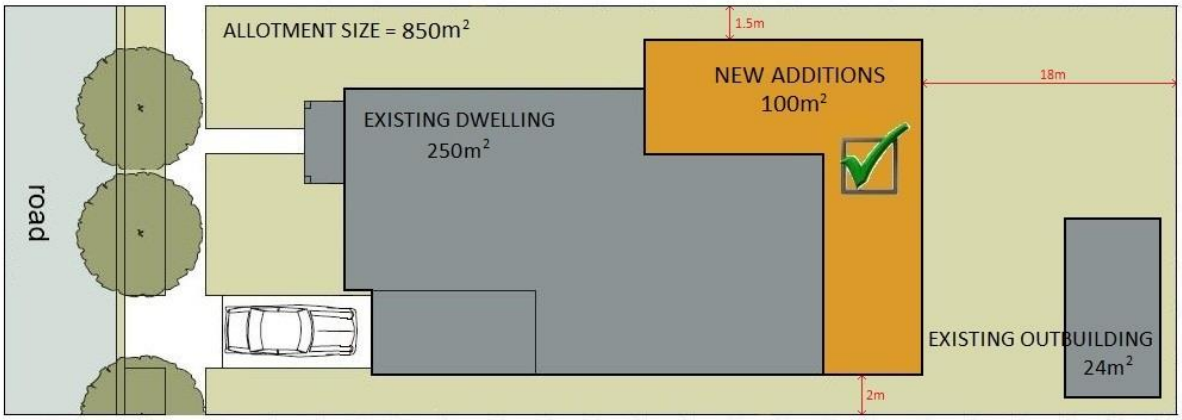
Step 3. Calculate the permissible floor area of proposed additions based on the existing dwelling's floor area and the maximum allowed under the DCP.

EXAMPLE 1 Dwelling additions of 180m^2



In this example adding an additional 180m^2 to the existing 250m^2 dwelling would result in a total floor area of 430m^2 which exceeds the maximum floor area limitation for this size allotment by 10m^2.

EXAMPLE 2 Dwelling additions of 100m^2



In this example adding an additional 100m^2 to the existing 250m^2 dwelling would result in a total floor area of 350m^2 which is under the maximum floor area limitation for this size allotment.

CALCULATING FLOOR AREA LIMITATIONS –OUTBUILDINGS

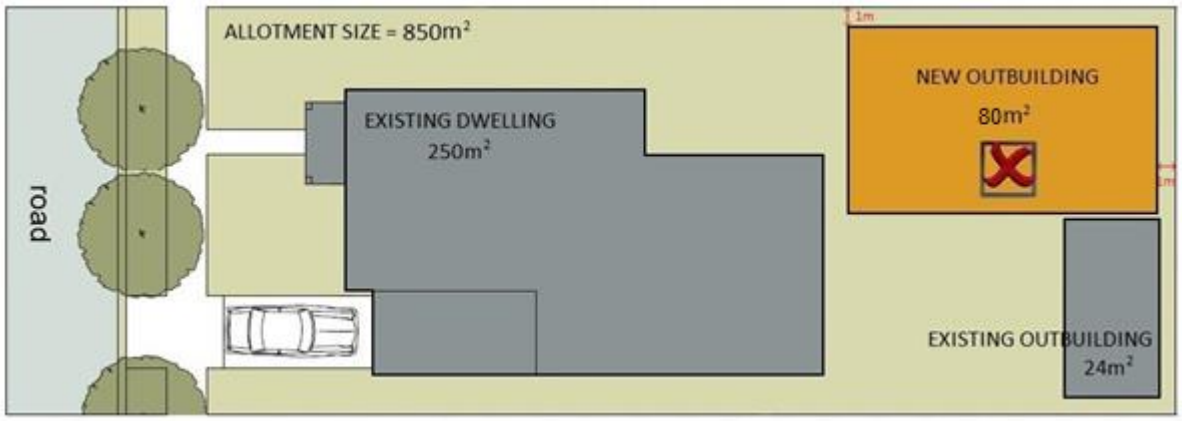
Step 1. Identify the area of the property and the area of the proposed new outbuilding.

Step 2. Identify the maximum floor area in square metres under the DCP applicable for the allotment size.

<table>
<tr><th colspan="3">Maximum Floor Area for Outbuildings</th></tr>
<tr><th>Performance Criteria</th><th colspan="2">Acceptable Solutions</th></tr>
<tr><td rowspan="5">Ensure adequate area to provide separation between buildings, landscaping and private open space

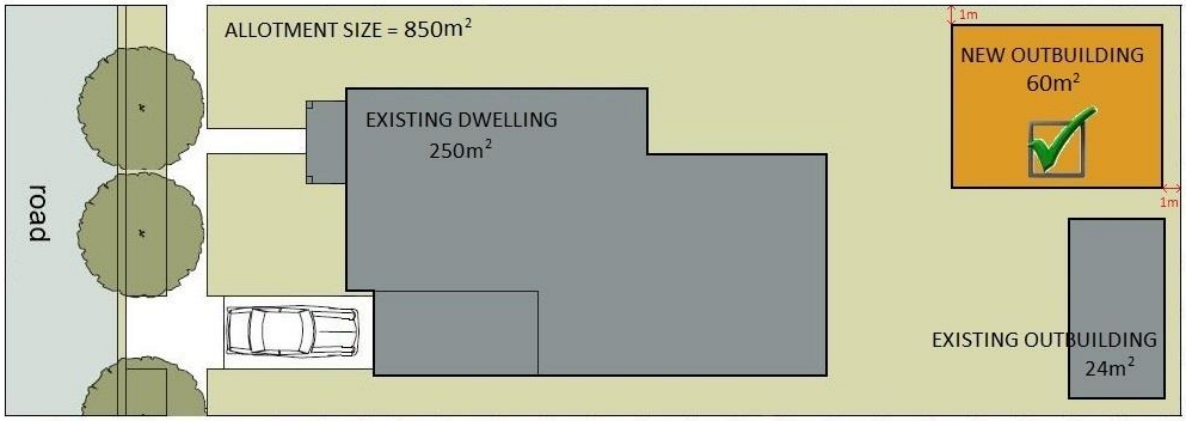
To maintain development patterns that are compatible with the established character of established residential areas.</td><td colspan="2">The floor area of a single outbuilding on an allotment must not be more than the following table. (floor area is calculated on building footprint measured from external walls or posts).</td></tr>
<tr><td>Lot size</td><td>Area</td></tr>
<tr><td>Less than 600m^2</td><td>50m^2</td></tr>
<tr><td>601 to 900m^2</td><td>70m^2</td></tr>
<tr><td>Greater than 900m^2</td><td>110m^2</td></tr>
<tr><td colspan="3">Provision for additional open structures is provided, such as verandas and carports to be added to any outbuilding so long as the open structure does not exceed 50% of the total allowable floor area of the sites maximum outbuilding size. The open structure can be constructed as part of the same building, under the same roofline and/or on the same concrete slab, so long as the open structure has a minimum of three open sides.</td></tr>
</table>

EXAMPLE 1 New outbuilding of 68m^2



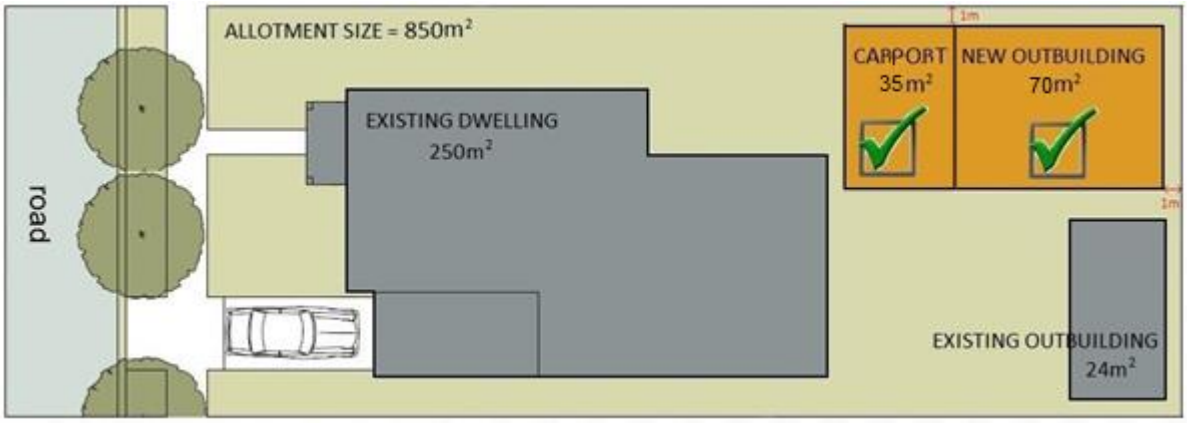
In this example an outbuilding of 80m^2 would exceed the maximum floor area of 70m^2 for new outbuildings on this size allotment by 10m^2.

EXAMPLE 2 New outbuilding of 60m^2



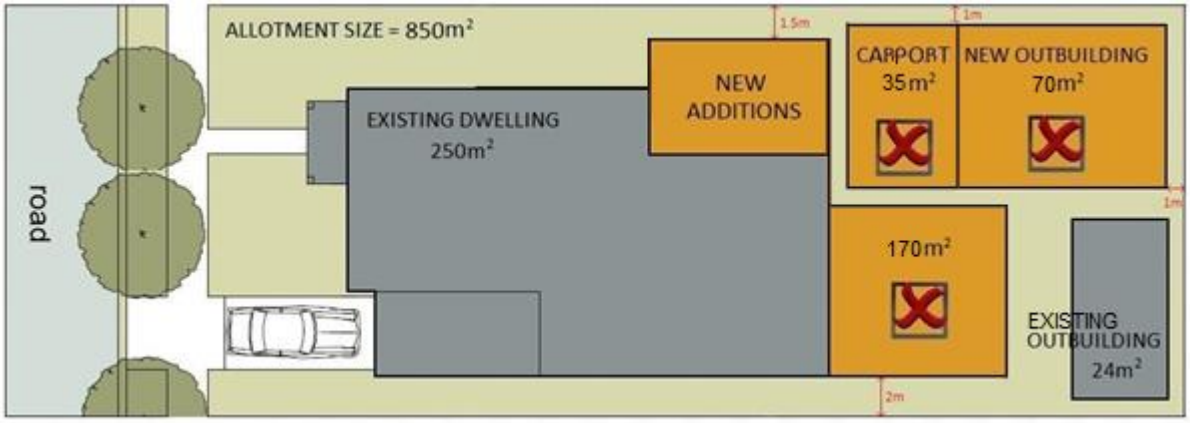
In this example an outbuilding of 60m^2 would comply with the maximum floor area for new outbuildings on this size allotment.

EXAMPLE 3 New outbuilding of 70m^2 + Open carport of 35m^2



In this example an outbuilding of 70m^2 and an addition 35m^2 open carport would comply with the maximum floor area for new outbuildings on this size allotment.

EXAMPLE 4 New outbuilding of 70m^2 attached carport of 35m^2 and dwelling additions of 170m^2



In this example an outbuilding of 70m^2, carport of 35m^2 and dwelling additions of 170m^2 are proposed, although permissible individually this would not comply with the DCP as the total floor area of all structures would exceed the maximum site coverage requirements of 60% or 292m^2
Existing dwelling (250m^2) + additions (170m^2) + new outbuilding (70m^2) + new carport (35m^2) + existing outbuilding (24m^2)
= Total floor area proposed is 549m^2 which exceeds the maximum site coverage for this allotment of 510m^2 by 39m^2.

CALCULATING 'PRINCIPAL PRIVATE OPEN SPACE' REQUIREMENTS.

Step 1. Identify the total area of open space (undeveloped land) on the property by subtracting the total floor area of all buildings including proposed works from the total allotment area.

Step 2. Identify the minimum principal private open space requirements in square metres under the DCP applicable for the allotment size.

Step 3. Calculate the required principal private open space using the formula below.
(Private open space percentage x total open space = required private open space in m^2).

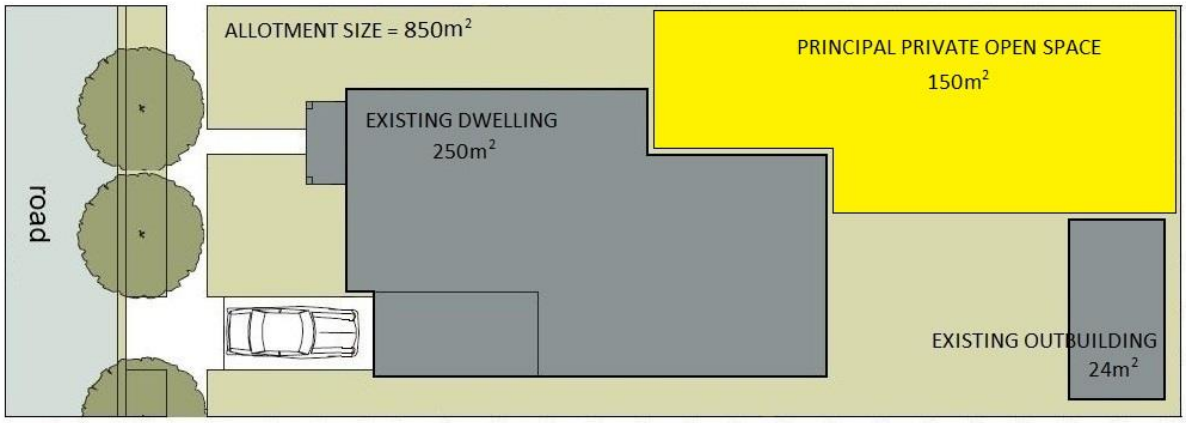
Step 4. Identify the location and size of the principal private open space on site plan

<table>
<tr><th colspan="3">Minimum Principal Private Open Space Requirements</th></tr>
<tr><th>Performance Criteria</th><th colspan="2">Acceptable Solutions</th></tr>
<tr><td rowspan="7">Provide quality, usable private open space for dwelling occupants

Ensure adequate areas for recreation and outdoor living

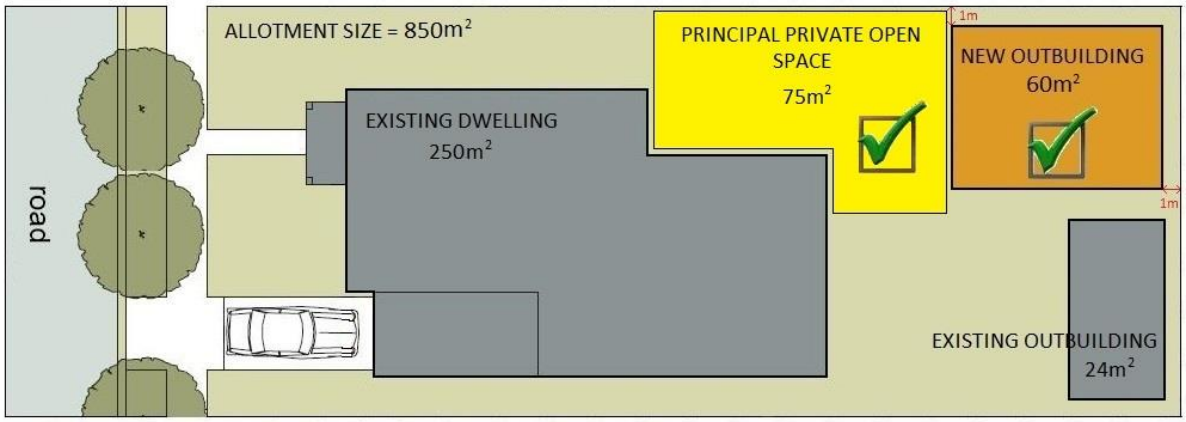
Ensure good connection between dwellings and open spaces</td><td colspan="2">Each dwelling house must be provided with an area devoted to 'principal private open space' which is an area that is directly accessible from, and adjacent to, a habitable room, other than a bedroom and is at least 3 metres wide and is not steeper than 1:50 gradient.</td></tr>
<tr><td>Lot size</td><td>Percentage</td></tr>
<tr><td>Less than 600m^2</td><td>5%</td></tr>
<tr><td>600 to 900m^2</td><td>10%</td></tr>
<tr><td>901 to 1500m^2</td><td>20%</td></tr>
<tr><td>Greater than 1500m^2</td><td>30%</td></tr>
<tr><td>Allotments in R3 Zone</td><td>5%</td></tr>
</table>

EXAMPLE 1 Existing dwelling and outbuilding with 150m^2 of private open space



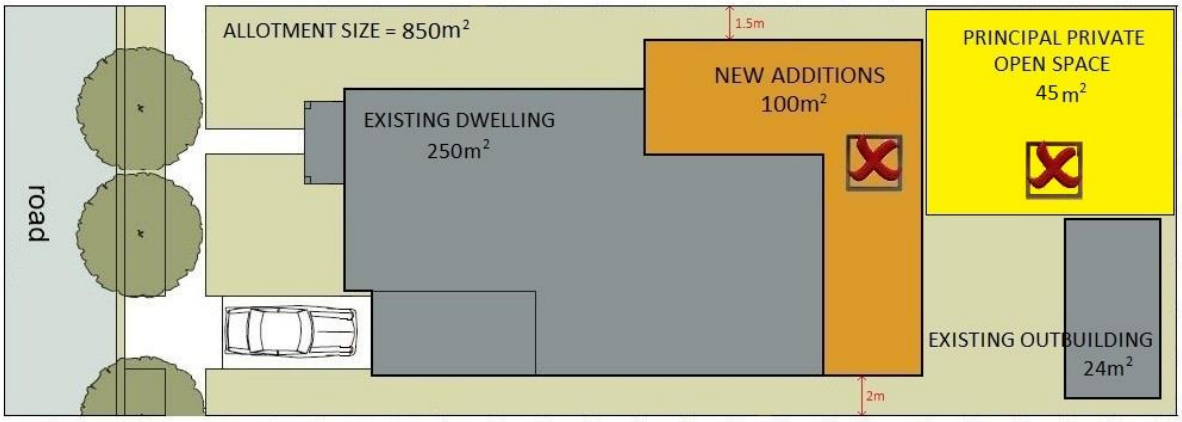
In this example there is 576m^2 of total open space, of this 150m^2 has been identified as being 'principal private open space' which equates to 26% well above the minimum of 10% required for this size allotment.

EXAMPLE 2 New outbuilding reduced private open space to 75m^2



When a new outbuilding is to be erected on the site the 'principal private open space' must be amended, In this example the addition of a 60m^2 outbuilding has reduced the total open space to 516m^2 and the 'principal private open space' to 75m^2 or 14% which is above the minimum of 10% required for this size allotment.

EXAMPLE 3 Dwelling additions reduced private open space to 45m^2



In this example a new dwelling addition of 100m^2 reduces the total open space of the allotment to 476m^2 and the 'principal private open space' to just 45m^2 which represents less than 10% of the

allotments total open space and as such does not comply with the 'principal private open space' requirements of the DCP.

In this case the size of the dwelling addition would need to be reduced or alternatively a greater area of 'principal private open space' identified.

SPECIAL PROVISIONS FOR DUAL OCCUPANCY DWELLINGS

Where a dual occupancy dwelling is proposed, site coverage and floor area limitations are applicable to each individual dwelling and not the building as a whole. Calculations should be formulated based on the percentage of land area occupied by each individual tenancy and not the total size of the allotment itself.