

157 Boomerang Drive Boomerang Beach**DA APPLICATION****Policy Compliance Table with DCP**

The compliance table below shows the level of compliance with development standards recommended in the Development Control Plan.

CONTROL	PROPOSAL	COUNCIL REQUIREMENTS	COMPLIANCE
SITE AREA	752.5m ²	Zone R2	-
STREET FRONTAGE	Setbacks consistent with adjoining dwellings in the vicinity	Setbacks consistent with adjoining dwellings	YES
BUILDING HEIGHT	Proposal is under the 8.5m height limit. The maximum height is 8.49m measured from the top parapet (RL16.39) to the natural ground line (RL7.90) – refer DA03 site plan	8.5m building height limit	YES
SETBACKS			
FRONT SETBACK	Setbacks consistent with adjoining dwellings on Boomerang Drive and similar to approved DA 2021/1080 4.5-12.4m (Due to the curved street, setbacks vary significantly.)	Setbacks consistent with adjoining dwellings	YES
REAR SETBACK	3m-4.37m – refer DA05, DA06+DA09	Min 3m + (building height-3.8m)/4	YES
NORTH BOUNDARY	0.9m-1.995m – refer DA05, DA06+DA09	Min 900mm + (building height-3.8m)/4	YES
SOUTH BOUNDARY	0.9m-1.995m – refer DA05, DA06+DA09	Min 900mm + (building height-3.8m)/4	YES

CONTROL	PROPOSAL	COUNCIL REQUIREMENTS	COMPLIANCE
FLOOR SPACE RATIO (site 752.5m ²)	0.5 :1 Refer to DA12	0.5:1	YES
GROSS FLOOR AREA (site 752.5m ²)	Total GFA 376 m2	Max GFA 376.25 m2	YES
ENERGY EFFICIENCY	BASIX compliance	BASIX compliance	YES
CAR PARKING	2 Spaces	2 Spaces	YES
FRONT FENCE HEIGHT (Fence is 50% transparent)	No fence	Max height is 1.2m with min 50% open construction for upper two thirds of fence	YES
SIDE FENCE HEIGHT	1.8m	1.8m	YES