

3. SITE CONSTRAINTS

3.1 PLANNING PRINCIPLES

3.1.1 PRECINCTS

Seaton is divided into several precincts labeled A-M as per Figure 1.

The following principles are applicable to Precinct E.

3.1.2 NUMBER OF DWELLINGS PER ERF

- a. No second dwelling is permitted.
- b. Staff accommodation at Seaton must include a kitchenette and a bathroom, and all rooms must be lit and ventilated naturally.
- c. Staff accommodation must be attached to the primary dwelling and connected by a covered walkway.

3.1.3 HEIGHT

- a. The maximum building height is generally 4.5 meters above the relevant site datum indicated in this document, and shall not exceed 11 meters above relative natural ground level, unless otherwise specified in the Site Constraints Diagram.(Figure 3)
- b. No building is to exceed 2 storeys in height, and shall not exceed 11 metres above relative natural ground level.
- c. Natural Ground Level (NGL) refers to the original contours of a site upon purchase, i.e. before any construction or earthworks have taken place.
- d. No building may exceed 8m measured from the highest point of the natural ground level on the site to the highest point of the roof.
- e. The maximum wall plate height above NGL is 7.6m.
- f. The maximum width of roofs with a pitch greater than 15° is 7.5m.
- g. The top of any parapet wall may not exceed 9 metres above natural ground level.
- h. Architectural features such as chimneys are exempt from this restriction, subject to approval from the Design Review Committee.
- i. If several stands are consolidated, the height restrictions pertaining to each of the "original" stands is to be preserved.



Figure 1

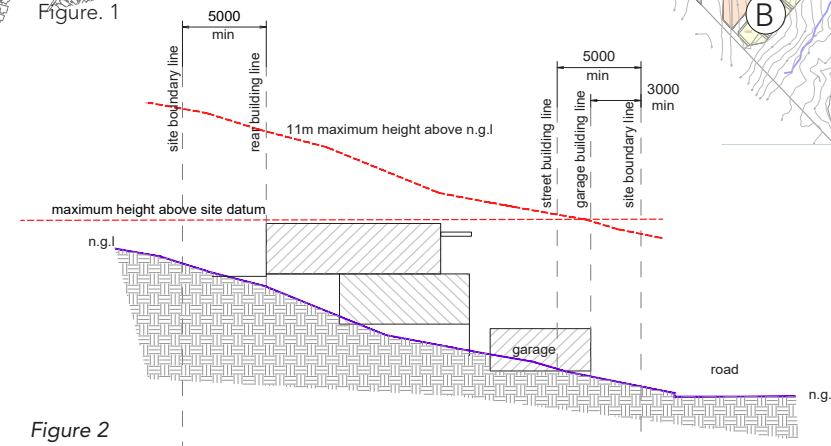


Figure 2

The height restriction pertaining to each portion of land between former zones of disturbance is to be determined on a case by case basis by the DRC.

3.1.4 COVERAGE

- a. The maximum permissible coverage (building footprint) for all roofed structures on Erven 2031 to 2041 shall be a 30% of the area of the site. Example: on a 1500m² stand, permissible coverage is 500m² within the disturbance area.
- b. The maximum permissible coverage (building footprint) for all roofed structures on Erven 2042 to 2087 shall be a 40% of the area of the site. Example: on a 1600m² stand, permissible coverage is 640m² within the disturbance area.

3.1.5 FAR

- a. The maximum permissible floor area ratio (FAR) for Erven 2031 to 2041 site is 0.35, and maximum permissible floor area ratio (FAR) for Erven 2042 to 2087 site is 0.4
- b. FAR is calculated as the total floor area of the building over all levels (including basements, lofts and mezzanines and all other building footprints) divided by the total area of the site.
- c. Floor area excludes garages and patios, verandahs and decks enclosed on two sides only.
- d. The minimum permissible dwelling size is 150 square metres excluding garages, outbuildings and second dwellings.
- e. The maximum permissible dwelling size is set out per the site constraints.
 - Example: a stand with an FAR of 0,4 on a 1600m² stand the permissible floor area is 640m² within the disturbance area.

3.1.6 ZONE OF DISTURBANCE

- a. Zones of disturbance are illustrated within the Site Constraints Diagram (Figure 3).
- b. No buildings, structures, plant or equipment whatsoever may be erected outside the zone of disturbance, except for access road structures and services, which shall conform to the relevant design guidelines.

3.1.7 BUILDING LINES

- a. Building lines are illustrated within the site constraints diagram (Figure 3).
- b. No structures may be built outside of building lines
- c. Roof overhangs may extend up to 1.2m outside of the building lines.
- d. Garages may be positioned 3m from the boundary. if positioned closer than 5m from the boundary, garages may not face the road and must be entered at right angles to the street boundary.

3.1.8 FLOODLINES AND SENSITIVE AREAS

- a. No buildings may be located below the 100 year floodline.
- b. No construction of any nature may be performed within a sensitive area.

3.1.9 STORM WATER MANAGEMENT

- a. All roof and surface rainwater run-off must either be channelled towards the street or into a pre-designed storm water management system on the waterway/waterfront side of the property. No water run-off may project onto a green open space but must rather be evenly spread so as to minimize erosion and sedimentation.
- b. The water management system is to be designed and specified by an engineer.

3.1.10 CONSOLIDATION OF STANDS

- a. No consolidations or subdivisions of erven will be permitted other than with the prior written consent of the developer.

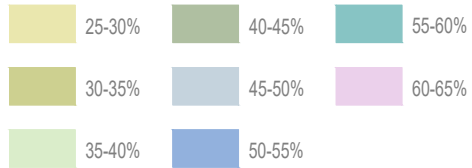
3.1.11 COMPLIANCE WITH STATUTORY REGULATIONS

All structures to comply with the National Buildings Regulations and the relevant town planning scheme.

3.2 PRECINCT E

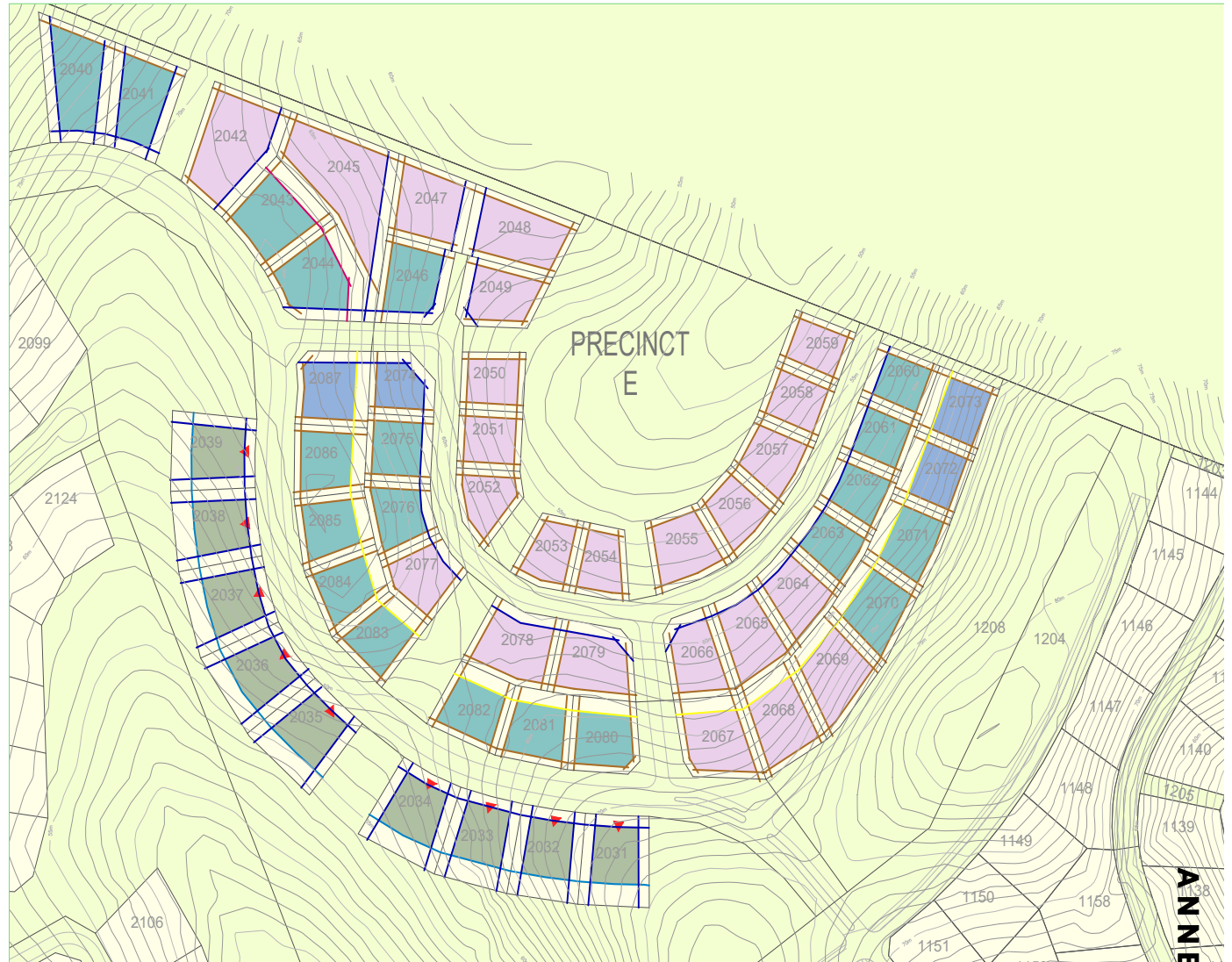
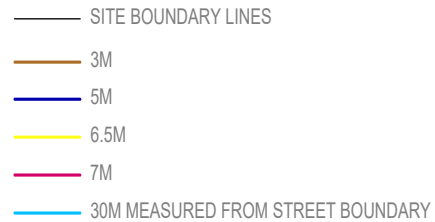
3.2.1 ERVEN 2031 - 2087
are included in Precinct E

3.2.2 ZONE OF DISTURBANCE



PERCENTAGE OF ZONE OF DISTURBANCE TO SITE AREA

3.2.3 BUILDING LINES



The DRC Reserves the right to make amendments to the Design Code from time to time.
Any errors or omissions on the part of the the DRC/SMA with regard to the plan
approval process does not absolve the property owner from complying with these guidelines.

Figure 3: SITE CONSTRAINTS DIAGRAM