

PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21DCP)

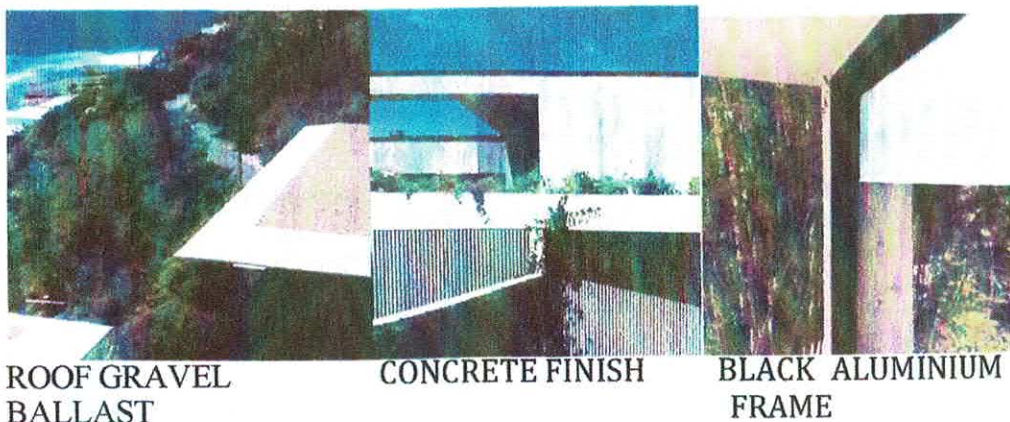
Noting the relevant Parts

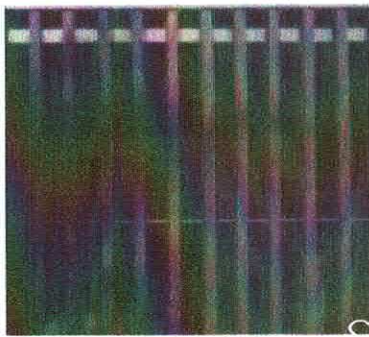
Control	Permitted	Proposed
D11.1 North Narrabeen Character <i>Buildings which front the street must have a stieet presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality.</i> <i>Any building facade to a public place must incorporate af least two of fthe following design features:</i> <ul style="list-style-type: none"> i. entry feature or ponico," ii. awnings or other features over windows; iii. verandahs, balconies or window box treatment to any first floor element; iv. recessing or projecting architectural elements; v. open, deep verandahs; or vi. verandahs, pergolas or similar features above garage doors. <i>The bulk end scale of buildings must be minimised.</i>		

We believe that the proposed design has specifically addressed the above issues.

D11.3 Building colours and materials

D11.3 Building Colours			
Standard	Permitted	Proposed	Compliance
Pittwater DCP	DCP chart	natural colours and materials/ reflecting its coastal location.	complies





TIMBER SCREENS



BLACK GRP PLANTERS

D11.6 Front building line

Standard	Permitted	Proposed	Compliance
D11.6 Front Building Line	6.5m	9.9m	complies

D11.7 Side setback

Standard	Permitted	Proposed	Compliance
D11.7	0.9m	NORTH BOUNDARY	
		Parking level (as existing)nil	complies
		Level 1 .2,000m	does not comply / in part
	0.9 m	SOUTH BOUNDARY	
		Parking level (as existing)nil	Complies
		Level 11.000m to 2.000m	Does not comply in part.
		Upper level2.000m	