

D12.3 Building colours and materials

Outcomes

The development enhances the visual quality and identity of the streetscape. (S)
To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater.
The colours and materials of the development harmonise with the natural environment. (En, S)

The visual prominence of the development is minimised. (S)

Damage to existing native vegetation and habitat is minimised. (En)

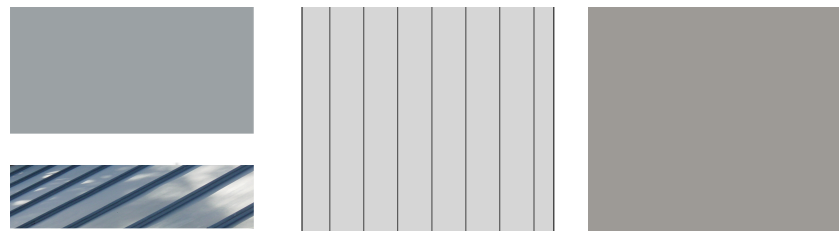
Controls

External colours and materials shall be dark and earthy tones as shown below:
White, light coloured, red or orange roofs and walls are not permitted:

Finishes are to be of a low reflectivity.

Building colours and materials ar to match existing with the exception of new paint colour to rendered masonry base and sandstone to masonry walls

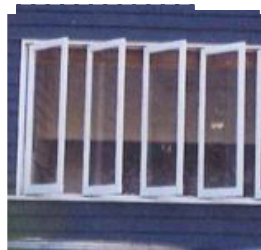
Setbacks are consistent and complying with the DCP controls.



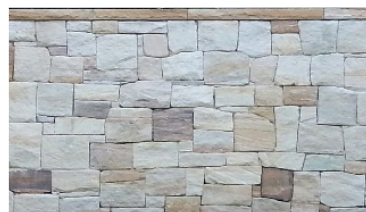
roof sheeting
colorbond - woodland grey

timber boarding
paint finish

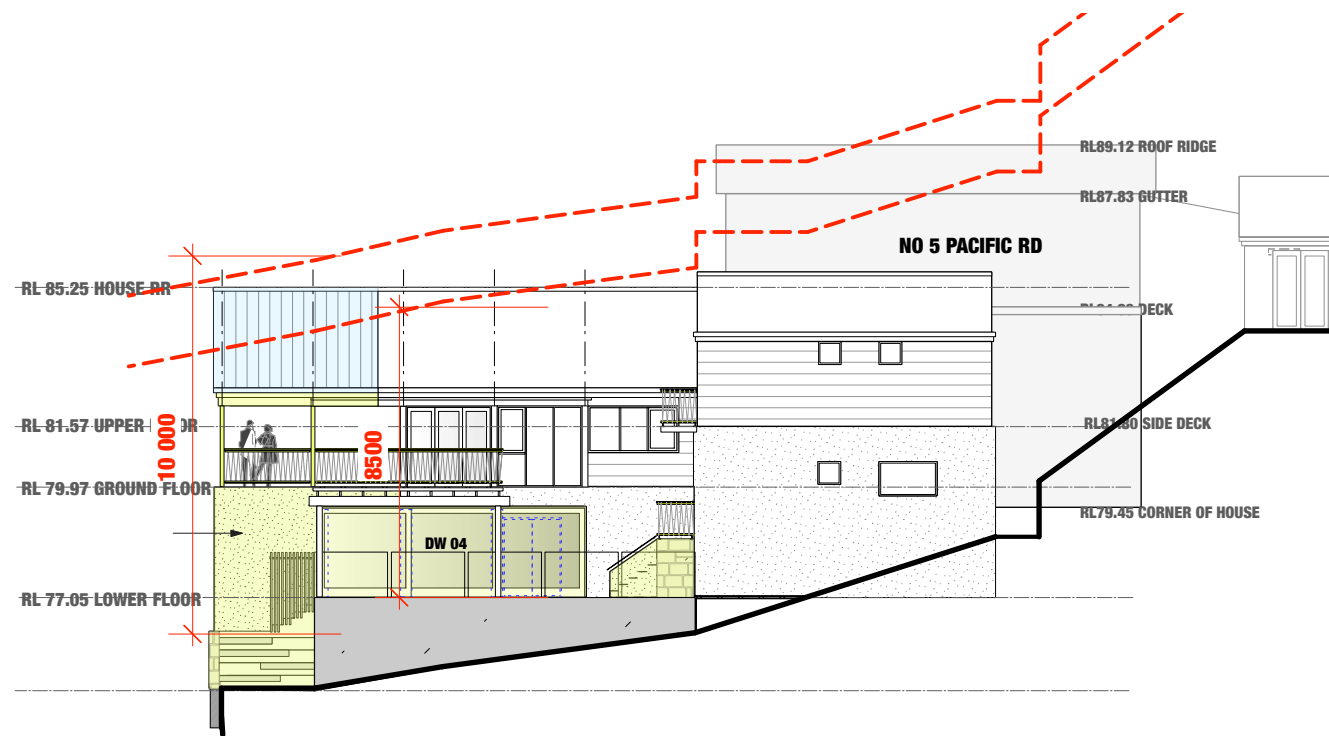
rendered masonry
paint finish



timber framed doors and windows
paint finish



sandstone facing to base of garage



D12.4 Height

Outcomes

Achieve the desired future character of the Locality.

Buildings and structures below the tree canopy level. (S)

Equitable preservation of views and vistas to and/or from public/private places. (S) The built form does not dominate the natural setting. (En, S)

Controls

The maximum height of a building or structure shall be 8.5 metres*.

* Additional controls apply to dual occupancy development. Refer to Part C of this DCP .

Variations

Provided the outcomes of this control are achieved, Council will only consider a minor variation in height to a maximum of 10 metres where:

- (i) the building footprint has a slope in excess of 30% and providing
- (ii) this variation does not lead to bulky design.

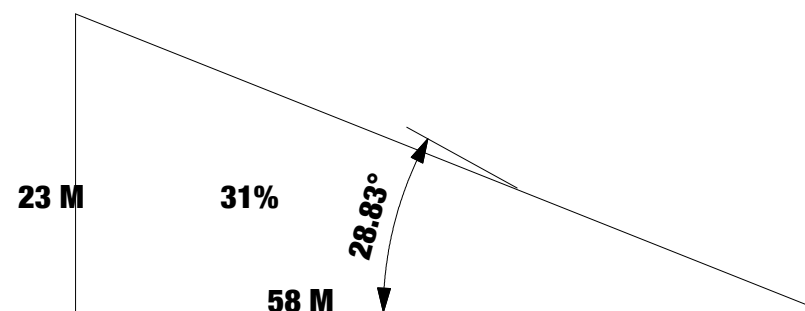
Provided the outcomes of this control are achieved, Council will only consider a minor variation in height to a maximum of 8 metres above the flood planning level (FPL) where:

- (i) the floor level has to be raised to comply with hazard requirements and providing
- (ii) this variation does not lead to bulky design.

There is a significant fall across the site - approx 31%

The proposed new terrace extends the form of the existing roof over the terrace to provide protection (sun and wind) to the outdoor terrace. The roof form is a steeply sloping gable with the upper most point breaching the desired 8.5m building height.

The overall building height is consistent with the aims and objectives of the DCP for excessively sloping sites.



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

ISSUE	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	NOVEMBER 2016

0 1 2 3 4 5

DRAWING:

DWG. NO: DA

DATE: NOVEMBER 2016

SCALE:

PROJECT :

BEARD FAMILY
7 PACIFIC ROAD PALM BEACH
LOT 401 D.P. 19651

HOUSED
BY NANNA LESIUK
m:0405128186 e:nannalesiuk@yahoo.com.au