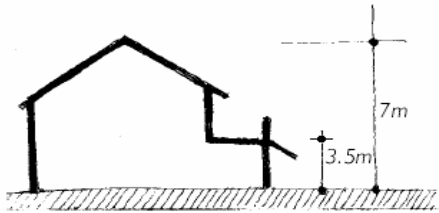
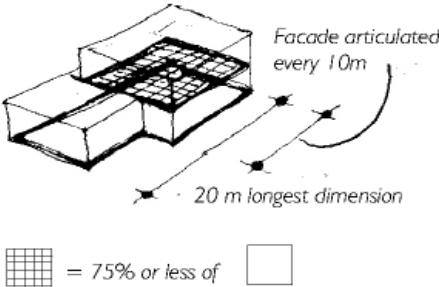




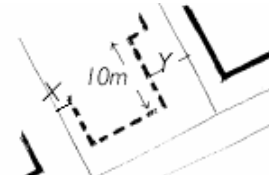
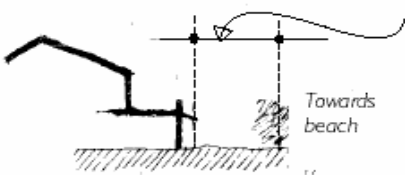
Character Area 11 (Page 1 of 5)

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Performance Standard	Acceptable Solutions to meet Performance Standards	Design Notes for Acceptable Solutions	Does your proposal Conform with the acceptable Solutions Y/N?	How does your proposal respond to the Performance Standard ? If it does not conform, how else does it achieve the Performance Standard?
<p>Heights Ensure buildings do not dominate the low and open character of the area and/or are detrimental to the integrity of the dunes.</p>	 <p>Height of façade 3.5m above natural ground level or less. Absolute height of building 7m or less. Excavation of the dunes is discouraged. First Floor to be setback 3m from façade of ground floor.</p>	<p><i>Keep development to one storey in height.</i> <i>Or</i> <i>Set first floor back from the ground floor 3m.</i> <i>Or</i> <i>Contain the first floor within roof form.</i> <i>Or</i> <i>Use a split level design.</i> <i>Building to maximum height is discouraged on ridges or other high ground.</i></p>	<div style="border: 1px solid black; width: 40px; height: 40px; text-align: center; line-height: 40px; margin: 0 auto;">Y/N</div>	<p>For applications where height is an issue, the application should be accompanied by appropriate survey information.</p>
<p>Building Bulk and Mass Ensure buildings do not overwhelm the open character of the area.</p>	 <p>First floor area 75% of the ground floor area or less. Maximum dimension on plan (length or width) 20m. Façade articulation every 10m</p> <p> = 75% or less of </p>	<p><i>Decks at first floor level allow enjoyment of the spectacular views whilst limiting the intrusion of development on the properties behind them.</i> <i>Break down the building mass by changes in the height, eavesline or building footprint at least every 10m of building frontage.</i></p>	<div style="border: 1px solid black; width: 40px; height: 40px; text-align: center; line-height: 40px; margin: 0 auto;">Y/N</div>	

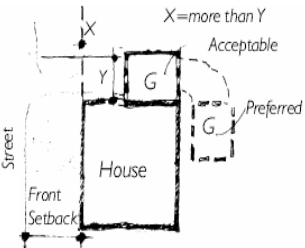
Character Area 11 (Page 2 of 5)

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<p>Setbacks Ensure buildings do not overwhelm the open character of the area.</p>	<p><i>X + Y = at least 6m</i></p>  <p>Combined side setback within 10m of beachside building frontage at least 6m Minimum side setback 2m</p> <p><i>Beach side setback from property boundary to be at least 4.5m</i></p>  <p>Towards beach</p>	<p>Maximum dimension on plan (length or width) 20m. Façade articulation every 10m.</p> <p>Buildings close to the rear boundary is discouraged. Dwellings facing over the rear boundary of a lot should have a setback of 4.5m.</p>	<div style="border: 1px solid black; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> Y/N </div>	

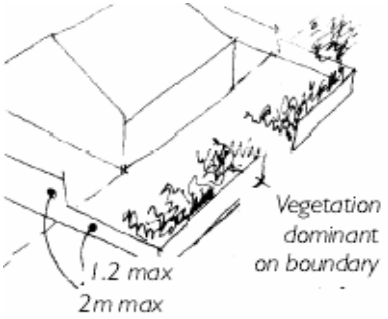
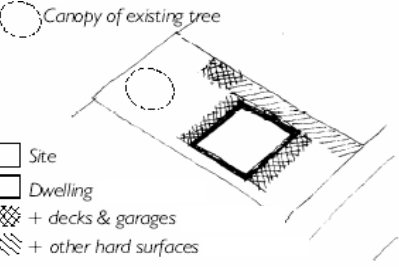
Character Area 11 (Page 3 of 5)

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<p>Car Parking, garages and other outhouses Ensure car parking, garages and other outhouses are not detrimental to the character of the area.</p>	 <p><i>If the garage has a greater setback than 10m from the front boundary, then the garage can have a nil setback to the side boundary, provided that all other performance standards are met and there is no other detriment is caused.</i></p>	<p>Garages and other outhouses setback at least the same distance behind the house frontage setback as the width of the garage/outhouse. Off street visitor parking is encouraged. Garage width 6.5m or less</p> <p><i>Double garages will generally require a setback greater than 6m to achieve adequate screening. Character objectives are best achieved where the garage can not be seen from the street.</i></p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	
<p>Building Materials and Colours Ensure development reflects the seaside character of the area and minimises its impact on the area's hydrology</p>	<p>Use natural, less processed materials such as timber, render or masonry for the walls, unrendered brickwork or blockwork is not acceptable. Non reflective materials such as corrugated iron or appropriate colourbond for the building and verandah roofs. Shiny reflective materials are to be avoided. More than one colour should be used for the walls</p>	<p><i>Combination of appropriate colours can enhance the area's seaside feel. For example, predominantly pastel blue-green walls with details such as window and door frames picked out in pale yellow or cream would be appropriate. Form driveways in a permeable material such as scoria or gravel which is better from both an ecological and character perspective.</i></p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	

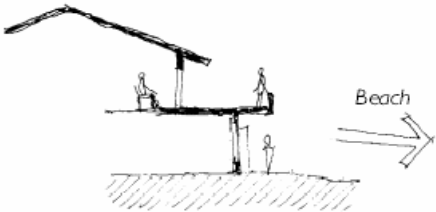
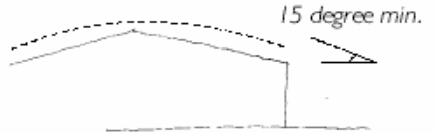
Character Area 11 (Page 4 of 5)

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<p>Landscaping and Fencing Ensure development reflects the seaside character of the area and that buildings can provide surveillance to the street.</p>		<p>Coastal landscaping to provide green and colourful foreground that matures to a height greater than the fence and provides the dominant element of the property boundary when viewed from the street. In front of building façade fences should be no more than 1.2m high. Fences behind the front facade fences no more than 2m high.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	
<p>Site Coverage Ensure buildings do not overwhelm the natural qualities of the beach.</p>		<p>Site Coverage: Buildings 40% or less Buildings, garages, decks and other covered land 50% or less All hard surfaces 60% or less No impermeable surfaces or changes in level under the drip line of existing trees</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	

Character Area 11 (Page 5 of 5)

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<p>Frontage Ensure buildings provide an attractive and active edge to the street and provide passive surveillance.</p>		<p>Windows of habitable rooms orientated towards the beach at both ground and first floor. Service boxes and storage areas not visible from the street.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	
<p>Roof Pitch and alignment Ensure development responds appropriately to the predominant roof character.</p>		<p>Roof pitch at least 15 degrees or equivalent for curved roofs. No requirement on alignment.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	