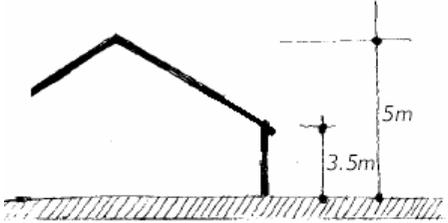
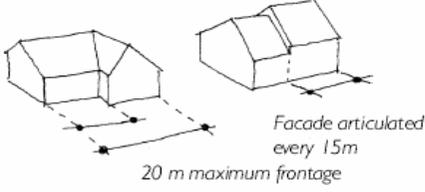


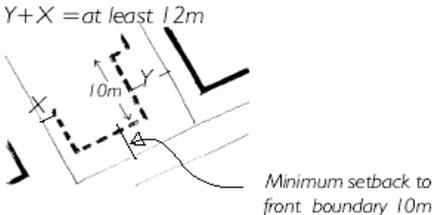
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Performance Standard	Acceptable Solutions to meet Performance Standards	Design Notes for Acceptable Solutions	Does your proposal Conform with the acceptable Solutions Y/N?	How does your proposal respond to the Performance Standard ? If it does not conform, how else does it achieve the Performance Standard?
<p>Heights Ensure buildings do not dominate the hillside or are detrimental to the integrity of the area.</p>	 <p>Height of façade 3.5m above natural ground level or less.</p> <p>Absolute height of building 5m. Where the site is on the inland slope away from the coast and the proposal is of split level design, the overall height can be 7m.</p> <p>Excavation of the hillside is discouraged.</p>	<p><i>Keep development to one storey in height.</i> <i>Or</i> <i>Use a split level design.</i></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>	<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 dominate the hillside.</p>	<p><i>Examples of articulation</i></p>  <p>20 m maximum frontage</p> <p>Facade articulated every 15m</p>	<p><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; display: flex; align-items: center; justify-content: center; margin: 0 auto;">Y/N</div>	

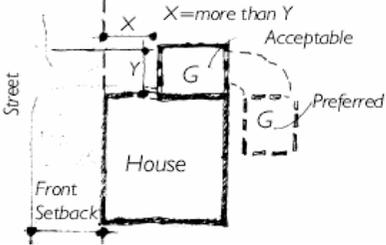
Character Area 13 (Page 2 of 5)

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<p>Setbacks Ensure buildings do not dominate the character of the area.</p>	 <p><i>Y+X = at least 12m</i></p> <p><i>10m</i></p> <p><i>Minimum setback to front boundary 10m</i></p> <p>Combined side setback of at least 12m within 10m of the building frontage. Minimum side setback of 5m.</p>	<p>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>	

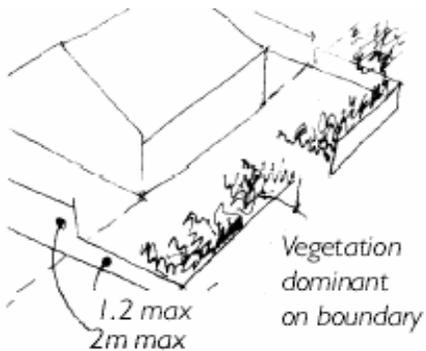
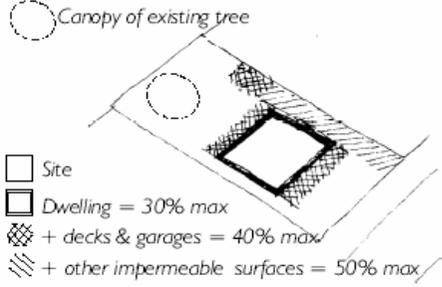
Character Area 13 (Page 3 of 5)

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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>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>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><i>Double garages will generally require a setback greater than 6m to achieve adequate screening. Character objectives are best achieved where the garage entry cannot be seen from the street or the hillside.</i></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>	
<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; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">Y/N</div>	

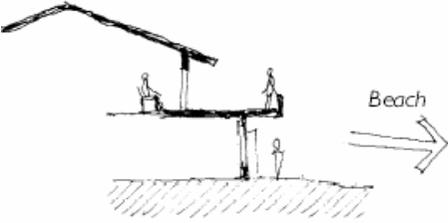
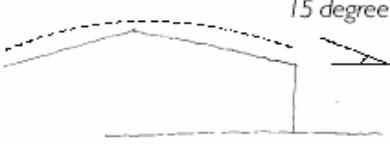
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<p>Landscaping and Fencing Ensure development reflects the natural, open character of the area.</p>		<p>Coastal landscaping to: 1) provide green skyline that provides a canopy over the house; and 2) a colourful foreground that matures to a height greater than the fence and provides the dominant element of the property boundary. In front of the building facade fences should be no more than 1.2m high. Fences behind the front facade fences no more than 2m high.</p>	<p><input type="checkbox"/> Y/N</p>	
<p>Site Coverage Ensure buildings do not overwhelm the natural qualities of the hillside.</p>		<p>Site Coverage: Buildings 30% or less Buildings, garages, decks and other covered land 40% or less All impermeable surfaces 50% or less No impermeable surfaces under the drip line of existing trees</p>	<p><input type="checkbox"/> Y/N</p>	

Character Area 13 (Page 5 of 5)

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<p>Frontage to the Street Ensure buildings provide passive surveillance and are aligned to Thistle Place and provide an attractive and active edge to the area and Thistle Place.</p>	 <p>A hand-drawn sketch of a building's front facade. It shows a gabled roof, a window, and a person sitting on a bench. An arrow points from the building towards a hatched area labeled 'Beach'.</p>	<p>Windows of habitable rooms orientated towards Thistle Place and the hillside. Service boxes and storage areas not visible from Thistle Place or the hillside</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>A hand-drawn sketch of a house with a curved roof. A dashed line indicates the pitch, with the text '15 degree min.' written next to it.</p>	<p>Roof pitch at least 15 degrees or equivalent curved roof. Main ridge parallel to coastline.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	<p><i>Curved or pitched roofs are appropriate in this area.</i></p>