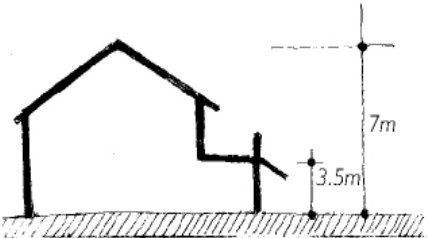
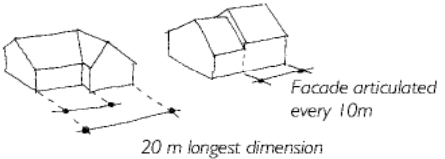


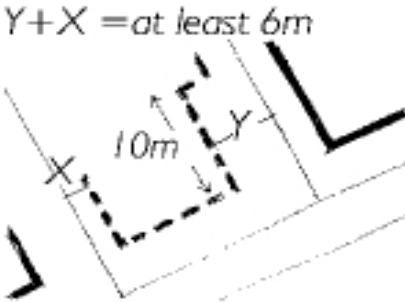
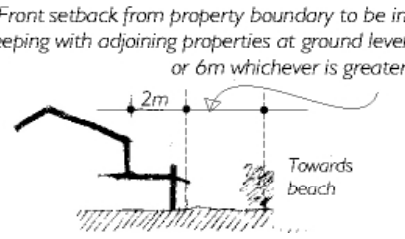
Character Area 1a (Page 1 of 5)

This form is intended to help applicants achieve a high standard of design and explain how their proposal responds to the area's character. It provides a checklist of design requirements that need to be satisfactorily addressed in order for Council to assess a development application. Please use additional pages if necessary and include any supporting drawings or photographs. These guidelines supplement those of the applicable state residential design code and they should be read in conjunction with the information accompanying this form which explains the ground rules for good design in this area. Please note these guidelines do not replace any of Council's other requirements. Please refer to the glossary for the definitions of some of the terms italicised these guidelines.

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</p> <p>Ensure buildings do not dominate the beachfront and are not detrimental to the integrity of the dunes</p>	 <p>A line drawing of a house with a gabled roof. A vertical line indicates the total height of the building is 7m. Another vertical line indicates the height of the facade above the natural ground level is 3.5m.</p> <p>Absolute height of building 7m or less.</p> <p>Height of façade 3.5m above natural ground level or less.</p> <p>Excavation of the dunes is discouraged.</p>	<p>Keep development to one storey in height</p> <p>or</p> <p>Set first floor back from the ground floor frontage</p> <p>or</p> <p>Contain the first floor within the roof form</p> <p>or</p> <p>Use a split level design</p>	<div style="border: 1px solid black; padding: 5px; text-align: center;">Y/N</div>	<p>The absolute height and façade height controls are mandatory and proposals which do not conform with the acceptable solutions will not be approved.</p> <p>For applications where height is an issue, the application should be accompanied by appropriate survey information.</p>
<p>Building Bulk and Mass</p> <p>Ensure buildings do not dominate the beachfront</p>	<p><i>Examples of facade articulation</i></p>  <p>Two simple line drawings of building footprints. The first is a rectangular footprint with a dashed line indicating a 20m longest dimension. The second is a footprint with a recessed section, with a label 'Facade articulated every 10m' pointing to the recessed area.</p> <p>Maximum dimension on plan (length or width) 20m</p> <p>Façade articulation every 10m</p>	<p>Breakdown the building mass by changes in the height, eavesline or building footprint at least every 10 m or building frontage</p>	<div style="border: 1px solid black; padding: 5px; text-align: center;">Y/N</div>	

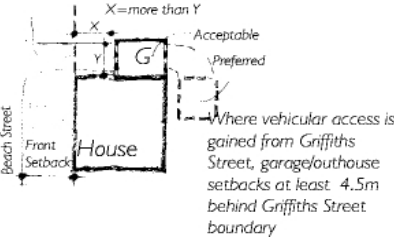
Character Area 1a (Page 2 of 5)

This form is intended to help applicants achieve a high standard of design and explain how their proposal responds to the area's character. It provides a checklist of design requirements that need to be satisfactorily addressed in order for Council to assess a development application. Please use additional pages if necessary and include any supporting drawings or photographs. These guidelines supplement those of the applicable state residential design code and they should be read in conjunction with the information accompanying this form which explains the ground rules for good design in this area. Please note these guidelines do not replace any of Council's other requirements. Please refer to the glossary for the definitions of some of the terms italicised these guidelines.

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>Setbacks</p> <p>Ensure buildings do not dominate the beachfront and are not perceived as a wall of building along the beach</p>	<p>Combined side setback within 10m of beachside frontage at least 6 m .</p> <p>Minimum side setback 2 m.</p> 	<p>Setback the highest part of the building as far as possible from the beach to limit its intrusion on the beach and the properties behind.</p> <p>The setbacks described in the acceptable solutions column can be achieved by a 2 m verandah at ground floor level.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	
<p>First floor setback 2m greater than ground floor setback</p> <p>Front setback from property boundary to be in keeping with adjoining properties at ground level or 6m whichever is greater</p> 	<p>Dwellings facing over the rear boundary of a lot should have a setback of 4.5m.</p>			

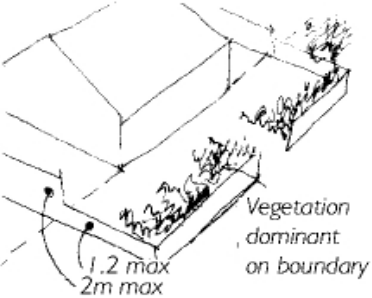
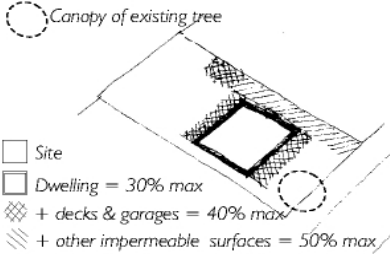
Character Area 1a (Page 3 of 5)

This form is intended to help applicants achieve a high standard of design and explain how their proposal responds to the area's character. It provides a checklist of design requirements that need to be satisfactorily addressed in order for Council to assess a development application. Please use additional pages if necessary and include any supporting drawings or photographs. These guidelines supplement those of the applicable state residential design code and they should be read in conjunction with the information accompanying this form which explains the ground rules for good design in this area. Please note these guidelines do not replace any of Council's other requirements. Please refer to the glossary for the definitions of some of the terms italicised these guidelines.

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>Car Parking, garages and other outhouses</p> <p>Ensure carparking, garages and other outhouses are not detrimental to the character of the area</p>	 <p>All parking, including visitor parking to be provided on-site.</p> <p>Where vehicular access is gained from the beachside: Garage setback at least the same distance behind the house façade as the width of the garage.</p>	<p>Set double garages will generally require a setback greater than 6m to achieve adequate screen.</p> <p>Character objectives are best achieved where the garage cannot be seen from the street.</p>	<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">Y/N</div>	
<p>Building Materials and Colours</p> <p>Ensure development reflects the seaside character of the area and minimises the impact on the areas.</p>	<p>Use appropriate coastal materials such as timber or masonry for the walls. Brickwork walls will only be acceptable where they are rendered.</p> <p>Roofs should be made of corrugated iron, or other non reflective, subdued material.</p> <p>Reflective or shiny processed materials are to be avoided.</p> <p>More than one colour should be used for the walls.</p>	<p>Use combinations of appropriate colours to 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.</p> <p>Form driveways in a permeable surface such as scoria or gravel for ecological and character reasons.</p>	<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">Y/N</div>	

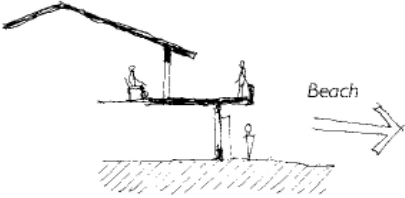
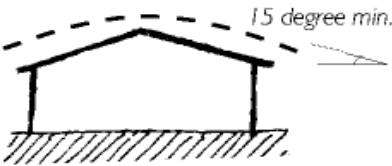
Character Area 1a (Page 4 of 5)

This form is intended to help applicants achieve a high standard of design and explain how their proposal responds to the area's character. It provides a checklist of design requirements that need to be satisfactorily addressed in order for Council to assess a development application. Please use additional pages if necessary and include any supporting drawings or photographs. These guidelines supplement those of the applicable state residential design code and they should be read in conjunction with the information accompanying this form which explains the ground rules for good design in this area. Please note these guidelines do not replace any of Council's other requirements. Please refer to the glossary for the definitions of some of the terms italicised these guidelines.

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>Landscaping and Fencing</p> <p>Ensure development reflects the seaside character of the area and that buildings can provide passive surveillance to Beach Street and the Beach.</p>	 <p>Coastal landscaping to:</p> <ol style="list-style-type: none"> 1) provide green and colourful foreground that matures to a height greater than the fence; and 2) provide the dominant element of the property boundary when viewed from Beach Street and the Beach. <p>Fences in front of building facade to more than 1.2m high. Fences behind the front facade fences no more than 2m high.</p>	<p>Seek horticultural advice about appropriate species selection and how to ensure the long term vitality of the plants. Flowering shrubs and trees, stones and other informal boundary treatments are often more appropriate than constructed fences in coastal areas. Retain all significant vegetation on the site except environmental weeds as defined by the DSE.</p>	<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">Y/N</div>	
<p>Site Coverage</p> <p>Ensure buildings do not overwhelm the natural qualities of the beach.</p>	 <p>Site coverage :</p> <p>Buildings 30% or less</p> <p>Buildings, garages, and decks 40% or less.</p> <p>All impermeable surfaces 50% or less</p> <p>No impermeable surfaces under the dripline of significant existing trees.</p>	<p>Ideally, re-development should not result in a net gain in areas covered by impermeable surfaces</p>	<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">Y/N</div>	

Character Area 1a (Page 5 of 5)

This form is intended to help applicants achieve a high standard of design and explain how their proposal responds to the area's character. It provides a checklist of design requirements that need to be satisfactorily addressed in order for Council to assess a development application. Please use additional pages if necessary and include any supporting drawings or photographs. These guidelines supplement those of the applicable state residential design code and they should be read in conjunction with the information accompanying this form which explains the ground rules for good design in this area. Please note these guidelines do not replace any of Council's other requirements. Please refer to the glossary for the definitions of some of the terms italicised these guidelines.

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>Frontage</p> <p>Ensure buildings provide an attractive and active edge to the beach and provide passive surveillance to Beach Street and the beach.</p>	 <p>Windows of habitable rooms orientated towards the beach at both ground and first floor.</p> <p>Service boxes and storage areas not visible from the beach or on the skyline when viewed from Griffith Street.</p>	<p>Allow direct access from the dwelling's main habitable rooms to outdoor space at ground level and where appropriate first floor</p>	<p style="border: 1px solid black; padding: 5px; text-align: center;">Y/N</p>	
<p>Roof Pitch and alignment</p> <p>Ensure development responds appropriately to the predominate roof character</p>	 <p>Roof pitch minimum of 15 degrees or equivalent for curved roof.</p> <p>Main ridge parallel to coastline.</p> <p>Variations to this will be considered if the applicant is able to better meet the view sharing and visual amenity objectives and outcomes identified in the guidelines to the satisfaction of the responsible authority</p>	<p>Use pitched or curved roofs in this area.</p> <p>Alignment of roof to be parallel to coast except where another alignment can demonstrate improved view sharing, or meet other performance standards.</p>	<p style="border: 1px solid black; padding: 5px; text-align: center;">Y/N</p>	