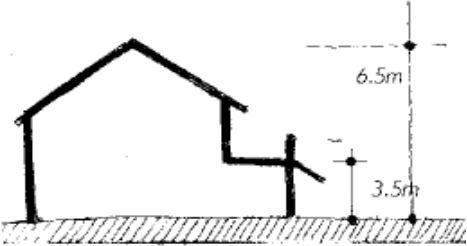
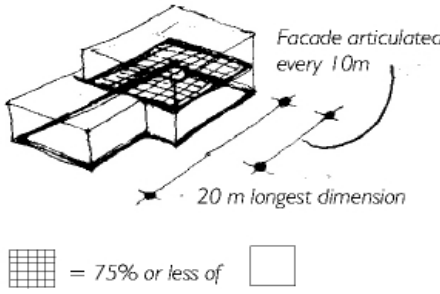




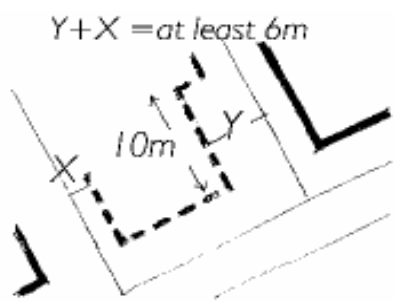
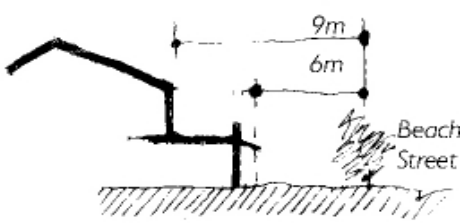
Character Area 1b (Page 1 of 5)

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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</p> <p>Ensure buildings allow an equitable sharing of views with adjacent properties do not dominate the beachfront and are not detrimental to the visual integrity of the dunes</p> |  <p>Absolute height of buildings 6.5m or less above natural ground level.</p> <p>Height of façade 3.5 m 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> | <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>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 allow an equitable sharing of views with adjacent properties do not dominate the beach front and are not detrimental to the visual integrity of the dunes</p> |  <p>First floor area 75% of the ground floor area or less.</p> <p>Maximum dimension on plan (length or width) 20m.</p> <p>Façade articulation every 10m</p> <p>20 m longest dimension</p> <p>Facade articulated every 10m</p> <p>Legend:  = 75% or less of </p> | <p>Break down the building mass can be broken down by changes in the height, eavesline or building footprint at least every 10 m of building frontage.</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> | |

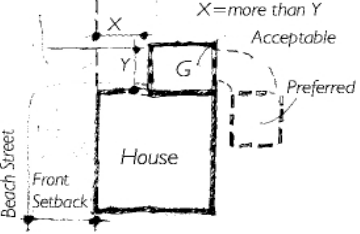
Character Area 1b (Page 2 of 5)

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| <p>Setbacks</p> <p>Ensure buildings allow an equitable sharing of views with adjacent properties, do not dominate the beachfront and are not perceived as wall of building along the beach.</p> |  <p>$Y + X = \text{at least } 6m$</p> <p>10m</p> | <p>Combined side setback within 10m of building frontage at least 6m .</p> <p>Minimum side setback 2m.</p> | <p>Setback the highest part of the building as far as possible from the beach to limit its intrusion on the beach and properties behind.</p> <p>The setbacks described in the acceptable solutions column can be achieved by a 3m verandah at ground floor level.</p> | <p style="text-align: center; border: 1px solid black; padding: 5px;">Y/N</p> |
| |  <p>9m</p> <p>6m</p> <p>Beach Street</p> | <p>Front setback from property boundary to be at least 6m at ground floor and 9m above ground floor.</p> <p>Dwellings facing over the rear boundary of a lot should have a setback of 4.5m.</p> | | |

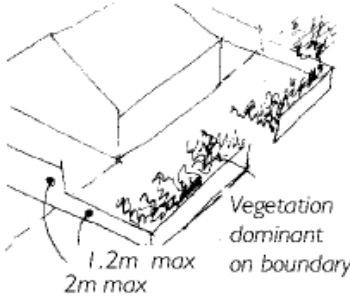
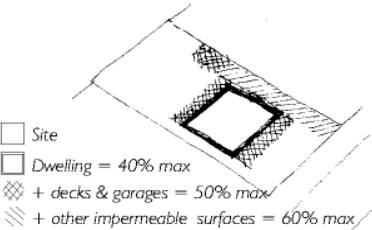
Character Area 1b (Page 3 of 5)

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| <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>Garage width 6.5m or less.</p> <p>Garage or outhouse setback at least the same distance behind the house frontage setback as the width of the garage/outhouse.</p> <p>All parking, including visitor parking to be provided on-site.</p> <p>Parking should be provided at ground level.</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>Set double garages at least 6m behind building setback to achieve adequate screening.</p> <p>Garage entry is best achieved where the garage cannot be seen from the street.</p> | <p style="text-align: center; border: 1px solid black; width: 40px; margin: 0 auto;">Y/N</p> | |
| <p>Building Materials and Colours</p> <p>Ensure development reflects the seaside character of the area and minimises the impact on the areas hydrology.</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>Shiny reflective materials are to be avoided.</p> <p>More than one colour should be used for the walls.</p> | <p>Combinations 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.</p> <p>Form driveways in a permeable surface such as scoria or gravel for ecological and character reasons.</p> | <p style="text-align: center; border: 1px solid black; width: 40px; margin: 0 auto;">Y/N</p> | |

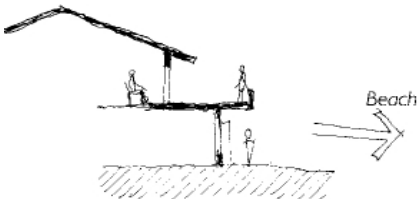
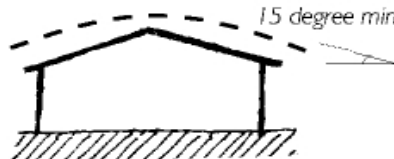
Character Area 1b (Page 4 of 5)

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| <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.</p> <p>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 which should be progressively removed and replaced with indigenous planting.</p> | <p style="text-align: center;">Y/N</p> | |
| <p>Site Coverage</p> <p>Ensure buildings do not overshadow the natural qualities of the beach.</p> |  <p>Site coverage :</p> <p>Buildings 40% or less</p> <p>Buildings, garages, and decks 50% or less.</p> <p>All impermeable surfaces 60% or less</p> | <p>Ideally re-development should not result in a net gain in areas covered by impermeable surfaces.</p> | <p style="text-align: center;">Y/N</p> | |

Character Area 1b (Page 5 of 5)

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| <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 Beach Street at both ground and first floor.</p> <p>Front doors to face Beach Street.</p> <p>Service boxes and storage areas not visible from the beach</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> | |