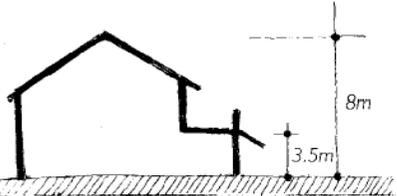
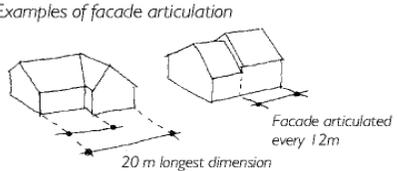


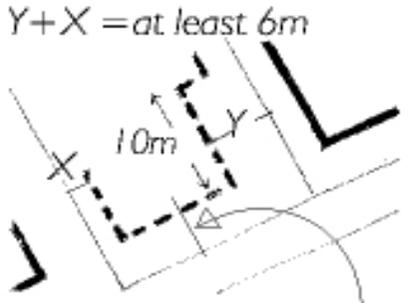
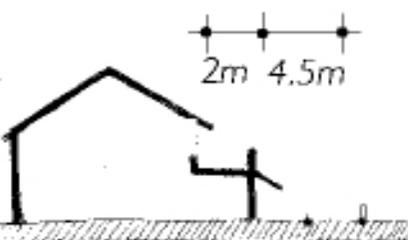
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| Performance Standard | Acceptable Solutions to meet Performance Standards | Design Notes for Acceptable Solutions | Does your proposal Conform with the acceptable Solutions Y/N? | How does your proposal respond to the Performance Standard ? If it does not conform, how else does it achieve the Performance Standard? |
|--|--|---|---|---|
| <p>Heights</p> <p>Ensure buildings do not dominate the surrounding woodland or are detrimental to the integrity of the dunes.</p> |  <p>Absolute height of buildings 8m above natural ground level or less.</p> <p>Height of streetside façade 3.5 m above natural ground level or less.</p> | <p>Keep development to one storey in height; or</p> <p>Set first floor back from the ground floor frontage or</p> <p>Contain the first floor within the roof form or</p> <p>Use a split level design. Façade height should be 3.5m above the designated floor height rather than natural ground level, if the dwelling is affected by LSIO.</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 the impact of buildings on the dunes and the predominately wooded character of the area is minimised.</p> |  <p>Examples of facade articulation</p> <p>20 m longest dimension</p> <p>Facade articulated every 12m</p> <p>Maximum dimension on plan (length or width) 20m.</p> <p>Façade articulation every 12m</p> | <p>Decks at first floor level allow enjoyment of the spectacular views whilst limiting the intrusion of development on the properties behind them.</p> <p>The building mass can be broken down by changes in the height, eavesline or building footprint at least every 12 m of building frontage.</p> | <div style="border: 1px solid black; padding: 5px; text-align: center;">Y/N</div> | |

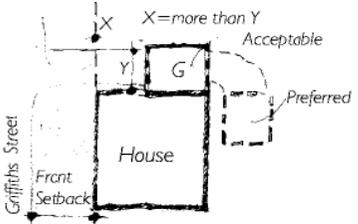
Character Area 2b (Page 2 of 5)

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| <p>Setbacks</p> <p>Ensure buildings do not dominate the street.</p> | <p>$Y + X = \text{at least } 6m$</p>  <p>Setback from property boundary to street of at least 4.5m.</p> <p>First Floor Setback 2m</p>  | <p>Combined side setback within 10m of building frontage at least 6m .</p> <p>Minimum side setback 2m.</p> | <p>The setbacks described in the acceptable solutions column can be achieved by a 2m verandah at ground floor level.</p> <p>Dwellings facing over the rear boundary of a lot should have a setback of 4.5m.</p> | <p style="text-align: center; border: 1px solid black; padding: 5px;">Y/N</p> |

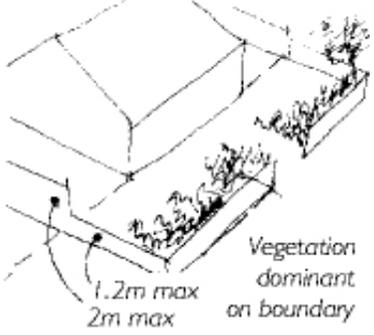
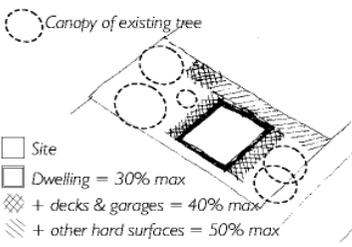
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| <p>Car Parking, garages and other outhouses</p> <p>Ensure carparking, garages and other outhouses are not detrimental to the character of the area.</p> |  <p>Garage width 6.5m or less where visible from the street.</p> <p>Garage or outhouse setback at least the same distance behind the house frontage setback as the width of the garage/outhouse.</p> <p><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>Double garages will generally require a setback greater than 6m to achieve adequate screening.</p> <p>Character objectives are best achieved where the garage cannot be seen from the street.</p> | <p style="text-align: center;">Y/N</p> | |
| <p>Building Materials and Colours</p> <p>Ensure development reflects the coastal character of the area and does not visually overwhelm its wooded setting 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;">Y/N</p> | |

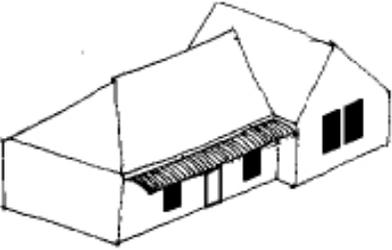
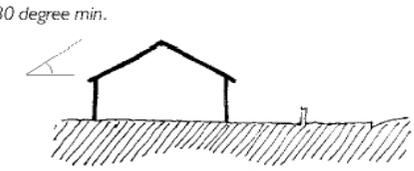
Character Area 2b (Page 4 of 5)

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| <p>Landscaping and Fencing</p> <p>Ensure development reflects the wooded character of the area and that buildings can provide passive surveillance to Griffiths Street.</p> |  <p>Coastal landscaping to:</p> <ol style="list-style-type: none"> 1) provide green foreground and skyline that matures to a height greater than the building; 2) provide the dominant element of the property boundary when viewed from Griffiths Street; and 3) progressively preplace environment weeds. <p>Fences should be open in flood prone area.</p> <p>Fences forward of the street facade should be no 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.</p> <p>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>Ideally development should result in a net gain in tree canopy.</p> <p>Use flowering shrubs and trees.</p> | <p>Y/N</p> | |
| <p>Site Coverage</p> <p>Ensure buildings do not overwhelm the natural qualities of the area.</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 or changes of level under the dripline of significant existing trees.</p> | <p>Ideally re-development should not result in a net gain in areas covered by hard surfaces.</p> | <p>Y/N</p> | |

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| <p>Frontage</p> <p>Ensure buildings provide an attractive and active edge to the beach and provide passive surveillance to Griffiths Street.</p> |  <p>■ = Glazing to cover between 20 and 30% of frontage</p> | <p>Windows of habitable rooms orientated towards Griffiths Street at both ground and first floor where relevant.</p> <p>Glazing to cover between 20-30% of riverside façade unless conservatory style glazing on the ground floor.</p> <p>Service boxes and storage areas not visible from Griffiths Street, Rogers Place, Lydia Place, Hughes Avenue and Battery Lane.</p> | <p>Y/N</p> | |
| <p>Roof Pitch and alignment</p> <p>Ensure development responds appropriately to the predominate roof character</p> |  <p>30 degree min.</p> | <p>Roof pitch at least 30 degrees or equivalent.</p> <p>No requirements on alignment.</p> | <p>Y/N</p> | |