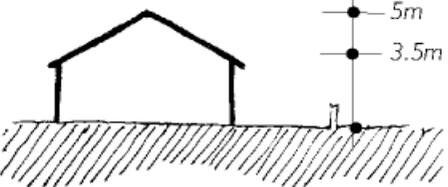
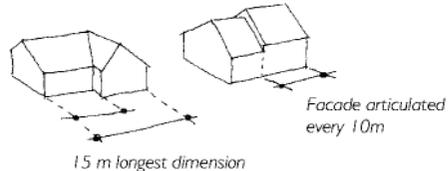


Character Area 2c (Page 1 of 5)

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 are not detrimental to the areas valued character which derives from the pattern of small cottages set within landscape.</p>	 <p>Height of streetside façade 3.5m above natural ground level or less.</p> <p>Absolute height of building 5m or less.</p>	<p>Façade height should be 3.5m above the designated floor height rather than natural ground level, if the dwelling is affected by LSIO.</p> <p>Keep development to one storey in height.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; 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 the impact of buildings on the area does not overwhelm the areas delicate balance between landscape and cottages.</p>	<p><i>Examples of facade articulation</i></p>  <p>15 m longest dimension</p> <p>Facade articulated every 10m</p>	<p>The building mass can be broken down by changes in the height, eavesline or building footprint at least every 10m of building frontage.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	

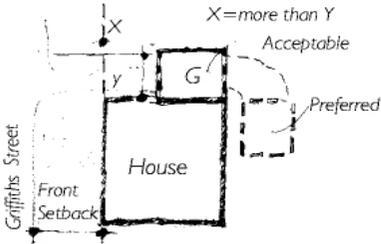
Character Area 2c (Page 2 of 5)

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 street or compromise the relatively open feel of the area.</p>	 <p>Setback from property boundary to street of at least 4.5m.</p>	<p>Combined side setback within 10m of beachside frontage at least 8m.</p> <p>Minimum side setback 3m.</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>	

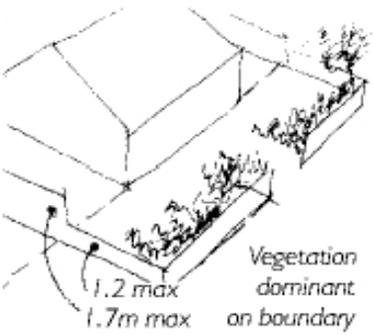
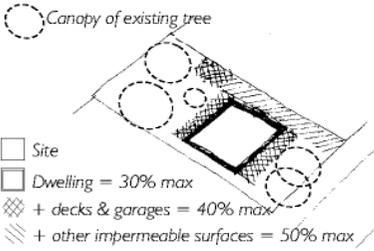
Character Area 2c (Page 3 of 5)

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><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>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>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 heritage character of the area and does not visually overwhelm its open setting, minimises the impact on the areas hydrology.</p>	<p>Use materials such as timber, render or dressed masonry for the walls and slate, corrugated iron or non reflective colourbond for the roofs. Unrendered brickwork or synthetic cladding will not be acceptable.</p> <p>Shiny reflective materials are to be avoided.</p> <p>Verandah roofs should not be made of a translucent or transparent material.</p> <p>Two colours should be used for the walls with details such as verandah posts, window and door frames picked out with a different colour from the predominant wall colour.</p>	<p>Form driveways in a permeable surface such as scoria or gravel which is better from both an ecological and character perspective.</p>	<p style="text-align: center;">Y/N</p>	

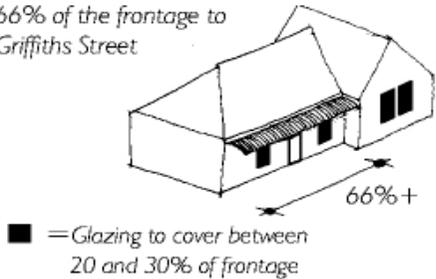
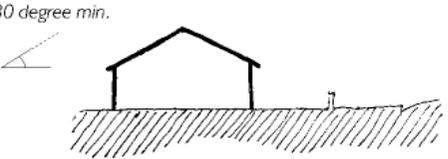
Character Area 2c (Page 4 of 5)

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 traditional landscape 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 house; 2) provide the dominant element of the property boundary when viewed from Griffiths Street; and 3) progressively replace exotic trees. <p>Fences forward of the streetside facade should be no more than 1.2m high and made of stone or pickets.</p> <p>Fences behind the front facade no more than 1.7m high.</p>	<p>Seek horticultural advice about appropriate species selection and how to ensure the long term vitality of the plants. 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. Ideally development should result in a net gain in tree canopy. Flowering shrubs and trees add seasonal interest.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	
<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 and other covered land 40% or less.</p> <p>All impermeable surfaces 50% or less</p> <p>No permeable surfaces or changes in level under the dripline of existing trees.</p>	<p>Ideally development should not result in a net gain in areas covered by impermeable surfaces.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	

Character Area 2c (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 Griffiths Street as well as providing it with passive surveillance.</p>	<p>Windows of habitable rooms orientated towards Griffiths Street.</p> <p>Verandahs to cover at least 66% of the frontage to Griffiths Street</p>  <p>66%+</p> <p>■ = Glazing to cover between 20 and 30% of frontage</p> <p>Windows visible from Griffiths Street to have vertical orientation and cover between 20 and 30% of the Griffiths Street facade.</p> <p>Service boxes and storage areas not visible from Griffiths Street.</p>		<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">Y/N</div>	
<p>Roof Pitch and alignment</p> <p>Ensure development responds appropriately to the predominant roof character.</p>	<p>Roof pitch at least 30 degrees.</p> <p>Alignment parallel to road.</p>  <p>30 degree min.</p>	<p>Pitch verandahs at a lesser degree than roofs.</p>	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">Y/N</div>	