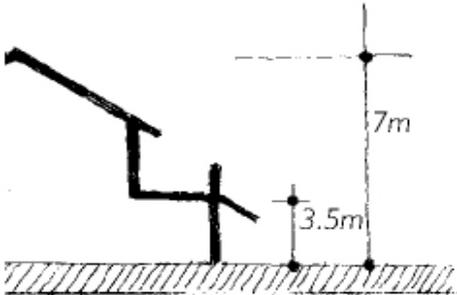
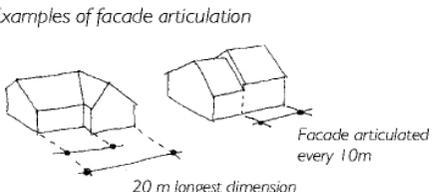


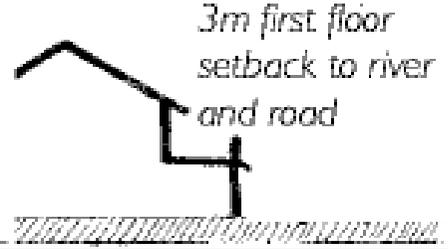
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Performance Standard	Acceptable Solutions to meet Performance Standards	Design Notes for Acceptable Solutions	Does your proposal Conform with the acceptable Solutions Y/N?	How does your proposal respond to the Performance Standard ? If it does not conform, how else does it achieve the Performance Standard?
<p>Heights</p> <p>Ensure buildings do not overwhelm the contribution made by the river and Pine trees to the areas character.</p>	 <p>Height of streetside and riverside façade 3.5m above natural ground level or less.</p> <p>Absolute height of building 7m above natural ground level 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>	<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 the buildings are not perceived as a massive and unbroken wall from either the township or the riverside.</p>	<p>Examples of facade articulation</p>  <p>20 m longest dimension</p> <p>Facade articulated every 10m</p>	<p>Maximum dimension on plan (length or width) 20m</p> <p>Façade articulation every 10m.</p> <p>Use verandahs and conservatories at ground floor to break up the mass of the building and allow enjoyment of the spectacular views.</p> <p>Break the building mass down by changes in the height, eavesline or building footprint at least every 10m 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>	

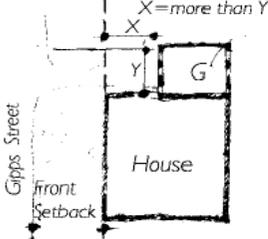
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<p>Setbacks</p> <p>Ensure buildings achieve an equitable sharing of views of the river, do not dominate the riverside or are perceived as wall of building along the river.</p>	<p><i>Y+X = at least 6m</i></p>  <p><i>3m first floor setback to river and road</i></p> 	<p>Combined side setback of at least 6m anywhere along depth of building. Minimum side setback 2m. Lots abutting open space to have larger side setback on common boundary. Setback from property boundary to street of at least 4.5m. Setback to property boundary to river at least 4.5m or in line with adjacent properties, whichever is greater. Upper floor setbacks 3m to river and street.</p>	<p>Dwellings facing over the rear boundary of a lot should have a setback of 4.5m.</p> <p>The first floor setbacks described in the acceptable solutions column can be achieved by a 3m verandah at ground floor level.</p> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 10px auto; text-align: center; line-height: 40px;">Y/N</div>	

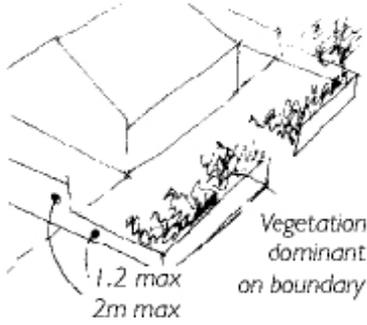
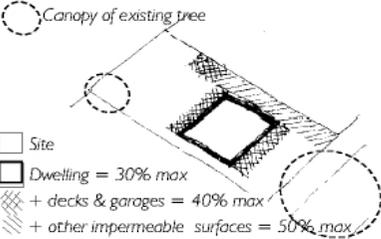
Character Area 3 (Page 3 of 5)

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<p>Car Parking, garages and other outhouses</p> <p>Ensure car parking 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>Setback garages or outhouses at least the same distance behind the house frontage setback as the width of the garage/outhouse.</p> <p>Provision for on street parking should retain the areas grassed verge character and be located where it can allow for unobstructed flow of pedestrians and lies entirely outside the canopy of existing trees.</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 entry cannot be seen from the street.</p> <p>Retaining the grassed verge character can be achieved by using a surface material such as grasscrete that protects vegetation in parking areas.</p> <p style="text-align: center;">Y/N</p>	
<p>Building Materials and Colours</p> <p>Ensure development reflects the seaside character of the area and does not visually overwhelm its wooded setting and 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>Parking areas in verges should be surfaced in a material such as grasscrete or similar that retains and protects the grassed character of the area.</p> <p>Shiny or highly reflective materials are to be avoided.</p>	<p>Form driveways in a permeable surface such as scoria or gravel for both ecological and character reasons.</p>	<p style="text-align: center;">Y/N</p>	

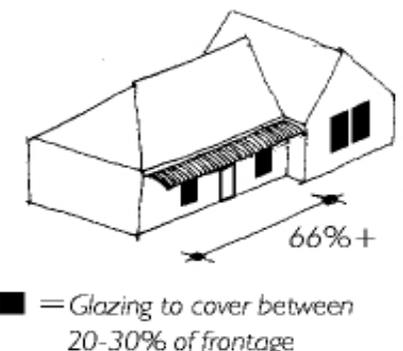
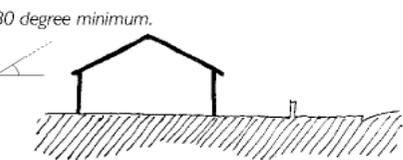
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<p>Landscaping and Fencing</p> <p>Ensure development reflects the riverside character of the area and that buildings can provide passive surveillance of Gipps Street.</p>	 <p>Cottage landscaping to provide green foreground and provides the dominant element of the property boundary when viewed from Gipps Street and riverside.</p> <p>Fences should be open in floor plain.</p> <p>Fences forward of the riverside façade should be no more than 1.2m high.</p> <p>Fences forward of the Gipps street facade 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. Retain all significant vegetation on the site except environmental weeds as defined by the DSE which should be progressively replaced with indigenous planting. Ideally re-development should result in a net gain in tree canopy. Use flowering shrubs and trees to 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 built and natural qualities of the riverside</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 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: fit-content; margin: 0 auto;">Y/N</div>	

Character Area 3 (Page 5 of 5)

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<p>Frontage to street and river</p> <p>Ensure buildings are aligned to Gipps Street and the river and provide both frontages with an attractive and active edge and provide passive surveillance to Gipps Street.</p>	 <p>■ = Glazing to cover between 20-30% of frontage</p>	<p>Glazing to cover between 20-30% of the Gipps Street and riverside frontage, unless conservatory style glazing towards riverside. Windows of habitable rooms orientated towards Gipps Street at both ground and first floor, where relevant. Services boxes and storage areas not visible from Gipps Street or the riverside. Verandahs or conservatoiries to cover at least 66% of the riverside frontage</p>	<p>Y/N</p>	
<p>Roof Pitch and alignment</p> <p>Ensure development responds appropriately to the predominant roof character.</p>	 <p>30 degree minimum.</p>	<p>Roof pitch at least 30 degrees.</p> <p>No requirement on alignment.</p>	<p>Y/N</p>	