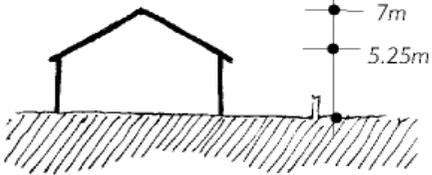
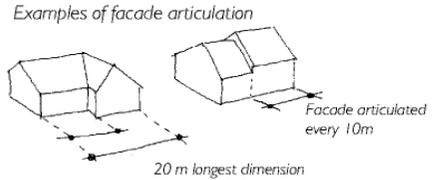


Character Area 4a (and residential development in the Commercial Area) (Page 1 of 5)

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 new development is not detrimental to the areas character.</p>	 <p>Height of streetside façade 5.25m 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 5.25m 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; Or Set first floor back from the ground floor frontage; Or Contain the first floor within 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>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 new development does not compromise the characteristic scale and pattern of the area.</p>	 <p>Maximum dimension on plan (length or width) 20m</p> <p>Façade articulation every 10m.</p>	<p>Incorporate verandahs at ground floor break up the mass of the building.</p> <p>Break down the building mass 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>	

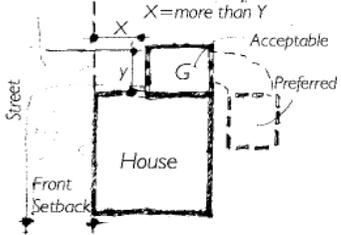
Character Area 4a (and residential development in the Commercial Area) (Page 2 of 5)

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 development reflects the areas characteristic pattern of buildings within landscape lots.</p>	<p>Y+X = at least 6m</p> <p>Front Setback from property boundary to street of at least 1m more than surrounding buildings.</p>	<p>Combined side setback of at least 6m within 10m of the building frontage. Minimum side setback 2m. Front setback from property boundary to street of at least 1m more than surrounding buildings.</p> <p>Setback the highest part of the building as far as possible from the street to minimise its intrusion.</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; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	

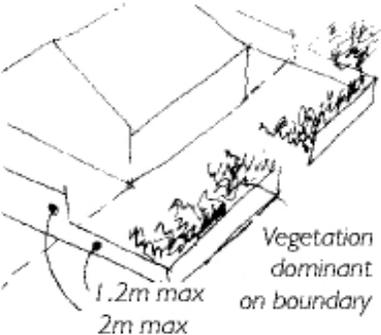
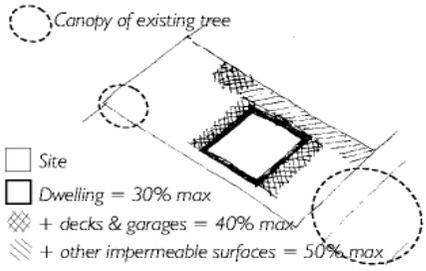
Character Area 4a (and residential development in the Commercial Area) (Page 3 of 5)

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><i>Ensure car parking, garages and other outhouses are not detrimental to the character of the area.</i></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>Visitor parking allowed on street where it allows for unobstructed flow of pedestrians and lie entirely outside the canopy of existing trees.</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>Character objectives are best achieved where the garage entry can not been seen from the street.</p>	<p><input type="checkbox"/> Y/N</p>	
<p>Building Materials and Colours</p> <p><i>Ensure development respects the character of the area and does not visually overwhelm its setting minimises the impact on the areas hydrology.</i></p>	<p>Timber, stone (bluestone or limestone only) or render are most appropriate materials for the walls. Unrendered brickwork or blockwork is generally unacceptable, as are 'fake' materials such as synthetic cladding and mock slate tiles etc.</p> <p>Wooden or cast iron beams and posts to be used for the verandah.</p> <p>Non reflective material such as corrugated iron or grey colourbond for the building and verandah roofs. Verandah roofs should not be made of a translucent or transparent material.</p> <p>Shiny, reflective materials, such as plastic are to be avoided.</p> <p>Aluminium windows or doors are to be avoided.</p>	<p>Combinations of appropriate colours can enhance the area's heritage character. For example, sparing use of darker or strong colours to pick our details such as window frames and verandah details.</p> <p>Form driveways in a permeable surface such as scorial or gravel for ecological character reasons.</p>	<p><input type="checkbox"/> Y/N</p>	

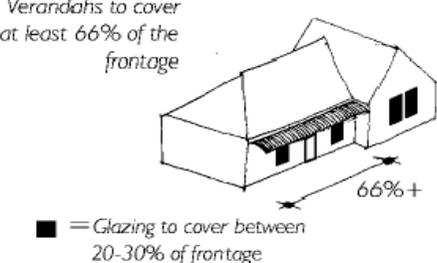
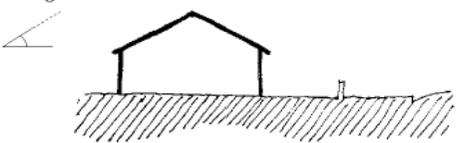
Character Area 4a (and residential development in the Commercial Area) (Page 4 of 5)

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 'buildings in landscape character' of the area and that buildings can provide passive surveillance to the Street.</p>	 <p>Cottage' landscaping to provide green 'soft' foreground to development and the dominant element of the property boundary when viewed from the street.</p> <p>Fences should be at least 50% visually permeable. Fences forward of the streetside facade should be no more than 1.2m high. Fences behind the front 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. Ideally 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: auto;">Y/N</div>	
<p>Site Coverage</p> <p>Ensure new development respects the pattern of building and open space characteristic 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 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: auto;">Y/N</div>	

Character Area 4a (and residential development in the Commercial Area) (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 to Street</p> <p>Ensure buildings provide an attractive and active edge to the street that provides passive surveillance to the street.</p>	<p>Verandahs to cover at least 66% of the frontage</p>  <p>■ = Glazing to cover between 20-30% of frontage</p>	<p>Windows visible from the street to have vertical orientation and cover between 20 and 30% of the street facade. Main door to dwelling to front onto street. Services boxes and storage areas not visible from street</p>	<p style="text-align: center;">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. No requirement on alignment.</p>	<p style="text-align: center;">Y/N</p>	