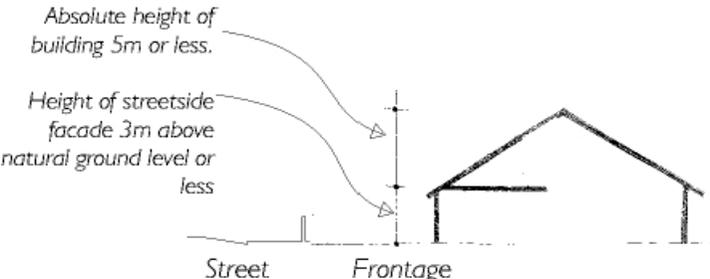
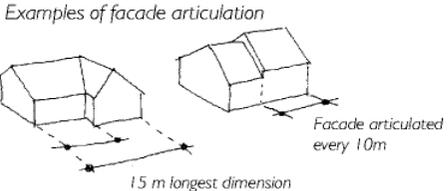


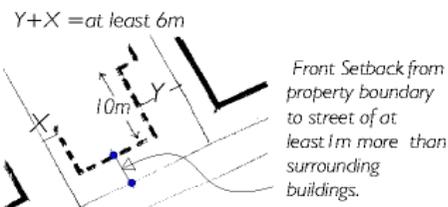
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Performance Standard	Acceptable Solutions to meet Performance Standards	Design Notes for Acceptable Solutions	Does your proposal Conform with the acceptable Solutions Y/N?	How does your proposal respond to the Performance Standard ? If it does not conform, how else does it achieve the Performance Standard?
<p>Heights Ensure new development is not detrimental to the area's character</p>		<p><i>Keep development to one storey in height</i></p>	<div style="border: 1px solid black; width: 40px; height: 40px; text-align: center; margin: 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 Ensure new development does not compromise the characteristic scale and pattern of the area</p>		<p>Maximum dimension on plan (length or width) 15m. Façade articulation every 10m.</p> <p><i>Verandahs at ground floor break up the mass of the building. The building mass can be broken down by changes in the height, eavesline or building footprint at least every 10m of building frontage</i></p>	<div style="border: 1px solid black; width: 40px; height: 40px; text-align: center; margin: auto;">Y/N</div>	

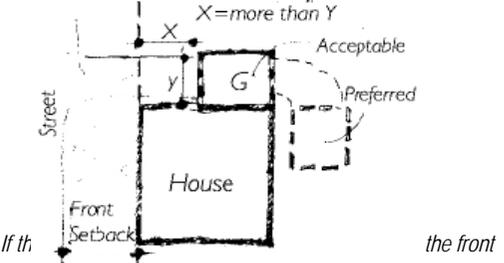
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<p>Setbacks Ensure development reflect the area's characteristic and valued pattern of buildings within landscaped lots</p>	<p>Combined side setback of at least 6m within 10m of the building frontage. Minimum side setback 2m</p>  <p><i>Y+X = at least 6m</i></p> <p><i>10m</i></p> <p><i>Front Setback from property boundary to street of at least 1m more than surrounding buildings.</i></p>	<p>By setting back the highest part of the building as far as possible from the street its intrusion on the area's small scale is limited. Dwellings facing over the rear boundary of a lot should have a setback of 4.5m.</p>	<p style="border: 1px solid black; padding: 5px; display: inline-block;">Y/N</p>	

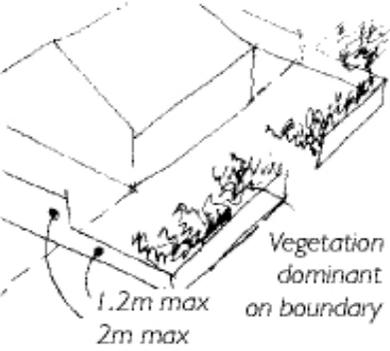
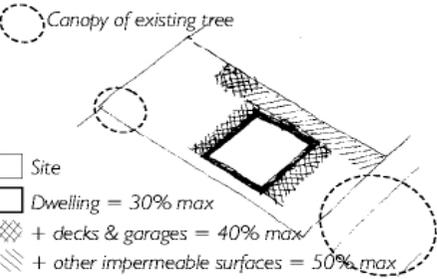
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<p>Car Parking, garages and other outhouses Ensure car parking, garages and other outhouses are not detrimental to the character of the area</p>	 <p>If the front boundary, then the garage can have a nil setback to the side boundary, provided that all other performance standards are met and there is no other detriment is caused.</p>	<p>Garage or outhouse setback at least the same distance behind the house frontage setback as the width of the garage/outhouse. Garage width 6.5m or less</p>	<p><input type="checkbox"/> Y/N</p>	
<p>Building Materials and Colours Ensure development respects the character of the area and does not visually overwhelm its setting minimises the impact on the area's hydrology</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. Wooden or cast iron beams and posts to be used for the verandah. Non reflective material such as corrugated iron or grey colourbond for the building and verandah roofs. Shiny, reflective materials, such as plastic are to be avoided. Aluminium windows or doors are to be avoided.</p>	<p><i>Combinations of appropriate colours can enhance the area's heritage character. For example, sparing use of darker or stronger colours to pick out details such as window frames and verandah details. Form driveways in a permeable surface such as scoria or gravel which is better from both an ecological and character perspective.</i></p>	<p><input type="checkbox"/> Y/N</p>	

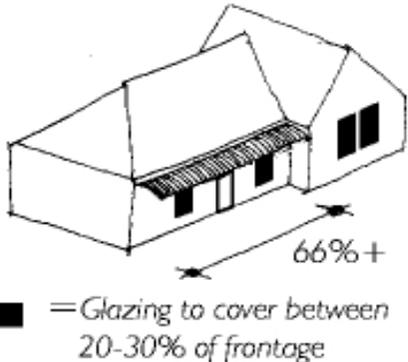
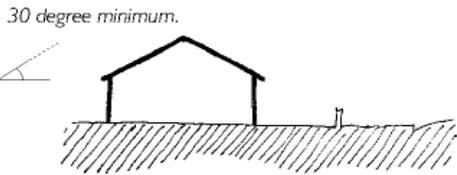
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<p>Landscaping and Fencing Ensure development reflects the "buildings in landscape" character of the area and that buildings can provide passive surveillance to the street</p>	 <p>"Cottage" landscaping to provide green "soft" foreground to development and provides the dominant element of the property boundary when viewed from the street. Fences should be at least 50% visually permeable. Fences forward of the street façade should be no more than 1.2m high. Fences behind the front facade no more than 2m high.</p>	<p><i>Seek horticultural advice about appropriate species selection and how to ensure the long term vitality of the plants.</i> <i>Retain all significant vegetation on site except environmental weeds as defined by the DSE.</i> <i>Ideally development should result in a net gain in tree canopy.</i> <i>Use flowering shrubs and trees to add seasonal interest.</i></p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	
<p>Site Coverage Ensure new development respects the pattern of building and open space characteristic of the area.</p>	 <p>Site coverage: Buildings 30% or less. Buildings, garages and decks 40% or less. All impermeable surfaces 50% or less. No impermeable surfaces or changes in level under the dripline of existing trees.</p>	<p><i>Ideally, development should not result in a net gain in areas covered by impermeable surfaces.</i></p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	

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<p>Frontage Ensure buildings are aligned to street and provide it with an attractive and active edge that also offers passive surveillance to the street.</p>	 <p>66%+</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 façade. Service boxes and storage areas not visible from the street. Verandahs to cover at least 66% of the frontage. Dormers, skylights and other glazed areas are discouraged where visible from the street.</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>Roof Pitch and alignment 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>	<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><i>Pitch verandahs at a lesser degree than roofs.</i></p>