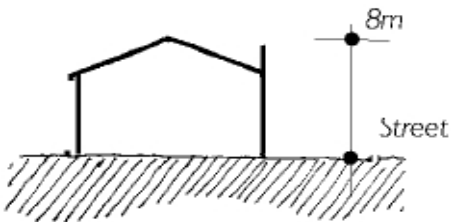
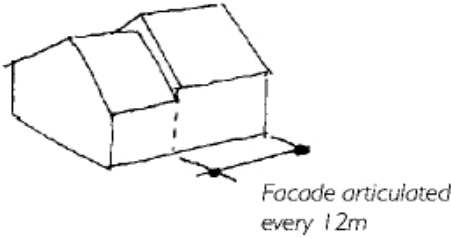


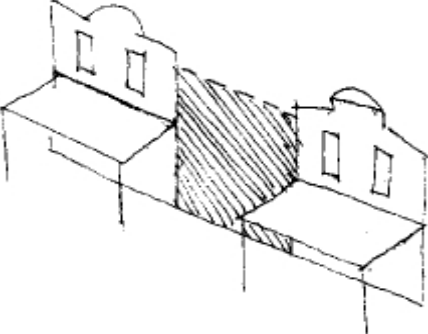
Character Area 5 Commercial Development (Residential Development refer to Character Area 4a) (Page 1 of 5)

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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>Height of streetside façade 8m above natural ground level or less. Absolute height of building 8m above natural ground level.</p>	<p><i>Consideration should be given to the height and scale of adjoining buildings. Façade height should be 8m above the designated floor height rather than natural ground level, if the dwelling is affected by LSIO.</i></p>	<div style="border: 1px solid black; width: 40px; height: 40px; text-align: 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 Ensure new development does not compromise the characteristic scale and pattern of the area</p>	 <p>Facade articulated every 12m</p>	<p><i>Break up the building mass by changes in the height, verandahs and parapets at least every 12m of building frontage.</i></p>	<div style="border: 1px solid black; width: 40px; height: 40px; text-align: center; margin: 0 auto;">Y/N</div>	

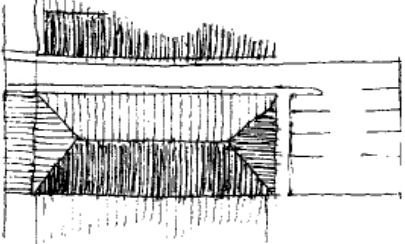
Character Area 5 Commercial Development (Residential Development refer to Character Area 4a) (Page 2 of 5)

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<p>Setbacks Ensure development reflect the area's characteristic and valued pattern of buildings directly abutting the streets.</p>	<p>Zero setback from front and side boundaries</p> 	<p>Locate the highest part of the building close to the street its significance to the commercial life of the community is emphasised. Dwellings facing over the rear boundary of a lot should have a setback of 4.5m.</p>	<p style="text-align: center;">Y/N</p>	


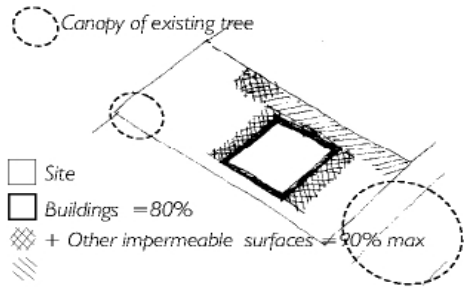
Character Area 5 Commercial Development (Residential Development refer to Character Area 4a) (Page 3 of 5)

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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><i>If to 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>Off street parking should not be visible from the street. Garage width 6.5m or less</p> <p><i>Parking at the rear of lots is encouraged wherever possible.</i></p>	<div style="border: 1px solid black; width: 30px; height: 30px; margin: 0 auto; text-align: center; line-height: 30px;">Y/N</div>	
<p>Building Materials and Colours Ensure development respects the character of the area and minimises the impact on the area's hydrology</p>	<p>Render is the most appropriate materials for the walls. Unrendered brickwork or synthetic cladding are not acceptable. Wooden posts on the verandah. Non reflective material such as corrugated iron or colourbond for the building and verandah roofs. Verandah roofs should not be made of a translucent or transparent material. Shiny, reflective materials, such as plastic 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 which is better from both an ecological and character perspective.</i></p>	<div style="border: 1px solid black; width: 30px; height: 30px; margin: 0 auto; text-align: center; line-height: 30px;">Y/N</div>	

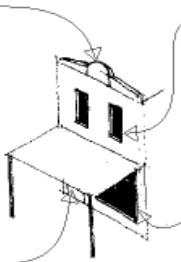
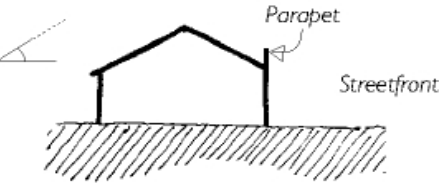
Character Area 5 Commercial Development (Residential Development refer to Character Area 4a) (Page 4 of 5)

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<p>Landscaping and Fencing Ensure development reflects the commercial character of the area and that buildings can provide passive surveillance to the street.</p>	<p>No fencing between the front of the building and the footpath. Fences behind the front façade no higher than 2m.</p> 	<p><i>Use flowering shrubs and trees to add seasonal interest.</i></p>	<p style="text-align: center;">Y/N</p>	
<p>Site Coverage Ensure new development respects the pattern of building and open space characteristic of the area.</p>	<p>Site Coverage: Buildings 80% or less. All impermeable surfaces 90% or less.</p>  <p> <input type="checkbox"/> Site <input checked="" type="checkbox"/> Buildings = 80% <input checked="" type="checkbox"/> + Other impermeable surfaces = 90% max </p>		<p style="text-align: center;">Y/N</p>	

Character Area 5 Commercial Development (Residential Development refer to Character Area 4a) (Page 5 of 5)

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<p>Frontage to Street Ensure buildings are aligned to street and provide an attractive and active edge to the street that provides passive surveillance to the street.</p>	<p><i>Parapets are the most appropriate way for a commercial building to "edge" the street.</i></p> <p><i>Pole supported Verandahs should cover the entire width of the footpath and must not incorporate advertising unless hanging beneath it.</i></p>  <p><i>Windows visible from the street at first floor to have vertical orientation and cover between 20 and 30% of the street facade above the parapet</i></p> <p><i>Ground floor windows facing the street in keeping with traditional shopfronts</i></p> <p><i>Service boxes and storage areas not visible from the street</i></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 Ensure development responds appropriately to the predominant roof character visible from the street.</p>	<p><i>30 degree minimum where visible</i></p> 	<p>Roof pitch visible from any street at least 30 degrees. No requirement on alignment.</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>	