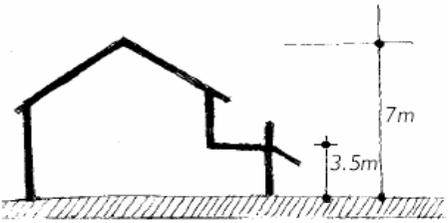
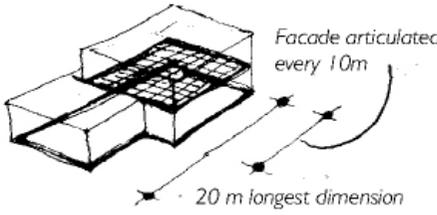


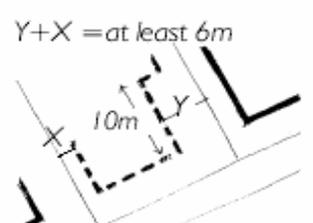
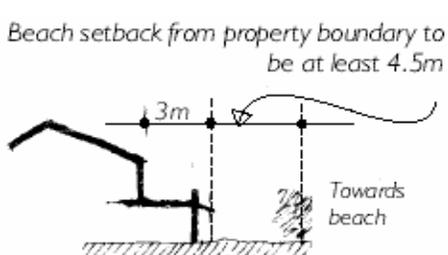
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Performance Standard	Acceptable Solutions to meet Performance Standards	Design Notes for Acceptable Solutions	Does your proposal Conform with the acceptable Solutions Y/N?	How does your proposal respond to the Performance Standard ? If it does not conform, how else does it achieve the Performance Standard?
<p>Heights Ensure buildings do not dominate the beachfront.</p>	 <p>Height of façade 3.5m above natural ground level or less. Absolute height of building 7m or less. Excavation of the dunes is discouraged.</p>	<p><i>Keep development to one storey in height;</i> <i>or</i> <i>Set first floor back from the ground floor frontage;</i> <i>or</i> <i>Contain the first floor within roof form;</i> <i>or</i> <i>Use a split level design.</i></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 Ensure buildings do not dominate the beachfront</p>	 <p>First floor area 75% of the ground floor area or less. Maximum dimension on plan (length or width) 20m. Façade articulation every 10m</p> <p> = 75% or less of </p>	<p><i>Decks at first floor level allow enjoyment of the spectacular views whilst limiting the intrusion of development on the properties behind them.</i> <i>Break down the building mass 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; display: flex; align-items: center; justify-content: center; margin: 0 auto;">Y/N</div>	

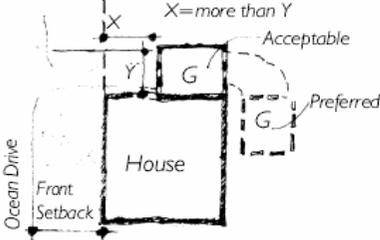
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<p>Setbacks Ensure buildings do not dominate the beachfront or be perceived as wall of building along the beach.</p>	 <p>$Y+X = \text{at least } 6m$</p> <p>10m</p> <p>Y</p> <p>X</p> <p>Combined side setback within 10m of beachside building frontage at least 6m Minimum side setback 2m</p>  <p>Beach setback from property boundary to be at least 4.5m</p> <p>3m</p> <p>Towards beach</p> <p>First floor setback at least 3m greater than ground floor setback</p>	<p>By setting back the highest part of the building as far as possible from the front boundary its intrusion on the beach is minimised.</p> <p>First floor setback can be achieved by having a 3m deep verandah at ground floor level.</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>	

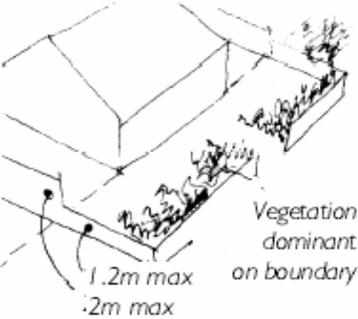
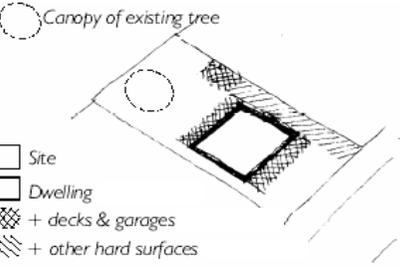
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<p>Car Parking, garages and other outhouses Ensure car parking, garages and other outhouses are not detrimental to the character of the area.</p>	 <p>Garages and other outhouses setback at least the same distance behind the façade as the width of the garage/outhouse. Off street visitor parking is encouraged unless lot is opposite a car park. Garage width 6.5m or less</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><i>Double garages will generally require a setback greater than 6m to achieve adequate screening. Character objectives are best achieved where the garage can not be seen from the street.</i></p>	<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">Y/N</div>	
<p>Building Materials and Colours Ensure development reflects the seaside character of the area and minimises its impact on the area's hydrology.</p>	<p>Use natural, less processed materials such as timber, render or masonry for the walls, unrendered brickwork or blockwork is not acceptable. Non reflective materials such as corrugated iron or appropriate colourbond should be used for the roofs. Shiny reflective materials are to be avoided. More than one colour should be used for the walls.</p>	<p><i>Combinations of appropriate colours can enhance the area's seaside feel. For example, predominantly pastel blue-green walls with details such as window and door frames picked out in pale yellow or cream would be appropriate. Form driveways in a permeable material such as scoria or gravel which is better from both an ecological and character perspective.</i></p>	<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">Y/N</div>	

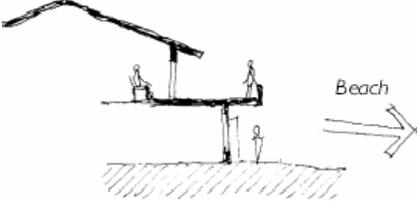
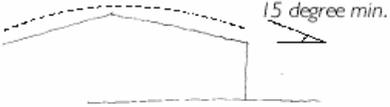
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<p>Landscaping and Fencing Ensure development reflects the seaside character of the area and that buildings can provide passive surveillance to Ocean Drive and the beach.</p>		<p>Coastal landscaping to provide green and colourful foreground that matures to a height greater than the fence and provides the dominant element of the property when viewed from Ocean Drive and the beach. Fences in front of building façade should be no more than 1.2m high. Fences behind the front facade fences no more than 2m high.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	
<p>Site Coverage Ensure buildings do not overwhelm the natural qualities of the beach.</p>		<p>Site Coverage: Buildings 40% or less Buildings, garages, decks and other covered land 50% or less All hard surfaces 60% or less No impermeable surfaces or changes in level under the drip line of existing trees</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	

Character Area 6 (Page 5 of 5)

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<p>Frontage Ensure buildings provide an attractive and active edge to the beach and provide passive surveillance to Ocean Drive and the beach.</p>	 <p>Windows of habitable rooms oriented towards the beach at both ground and first floor. Service boxes and storage areas not visible from the beach or Ocean Drive.</p>	<p><i>Allow direct access from the dwelling's main habitable rooms to outdoor space at ground level and, where appropriate, first floor.</i></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>Roof pitch at least 15 degrees or equivalent curved roof. Main ridge parallel to coastline.</p>	<p><i>Curved or pitched roofs are acceptable in this area. Alignment of roof to be parallel to coast except where another alignment can demonstrate improved view sharing, or meet other performance standards</i></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>	