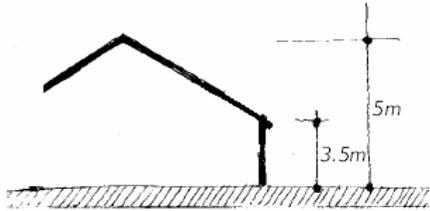
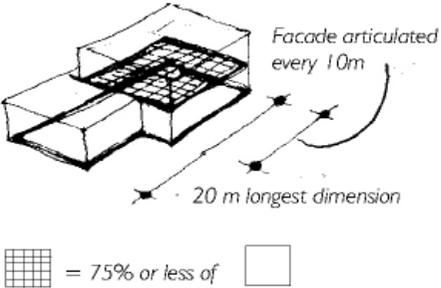


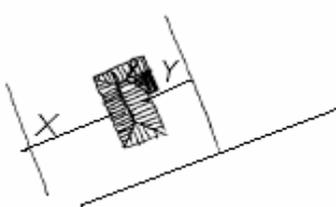
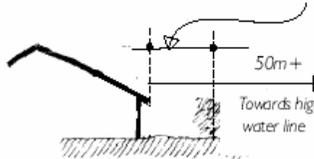
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Performance Standard	Acceptable Solutions to meet Performance Standards	Design Notes for Acceptable Solutions	Does your proposal Conform with the acceptable Solutions Y/N?	How does your proposal respond to the Performance Standard ? If it does not conform, how else does it achieve the Performance Standard?
<p>Heights Ensure buildings do not dominate the beachfront or are detrimental to the integrity of the dunes.</p>	 <p>Height of façade 3.5m above natural ground level or less. Absolute height of building 5m or less. Excavation of the dunes is discouraged.</p>	<p><i>Keep development to one storey in height.</i> <i>Or</i> <i>Use a split level design.</i> <i>The sensitivity of this area requires that careful consideration is given to the height of a building and its potential impact on the area's character.</i></p>	<div style="border: 1px solid black; width: 40px; height: 40px; text-align: center; line-height: 40px; 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>Maximum building envelope 30m x 20m. Façade articulation every 10m of roadside and beachside façade.</p>	<p><i>The building mass should be broken down by changes in the length, eavesline or building footprints at least every 10m of building frontage.</i></p>	<div style="border: 1px solid black; width: 40px; height: 40px; text-align: center; line-height: 40px; margin: 0 auto;">Y/N</div>	

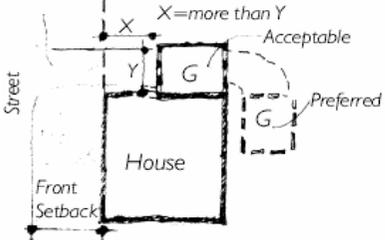
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<p>Setbacks Ensure buildings do not dominate the beachfront or be perceived as wall of building along the beach.</p>	<p>$Y+X = \text{at least } 25\text{m}$</p>  <p><i>Combined side setback at least 25m</i> <i>Minimum side setback 5m</i></p> <p><i>Building setback from highwater line at least 50m and</i> <i>Minimum setback to property boundary 5m</i></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>	

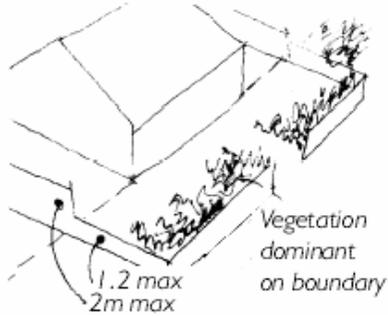
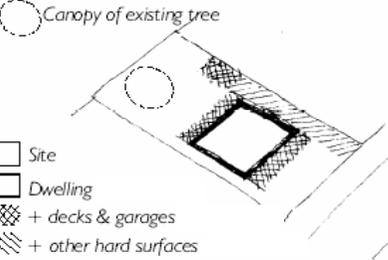
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<p>Car Parking, garages and other outhouses Ensure car parking, garages and other outhouses are not detrimental to the character of the area.</p>	 <p><i>If the garage has a greater setback than 10m from the front boundary, then the garage can have 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>Garages and other outhouses setback at least the same distance behind the house frontage setback as the width of the garage/outhouse. Off street visitor parking is encouraged. Garage width 6.5m or less</p>	<p>Y/N</p>	
<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>	<p>Y/N</p>	

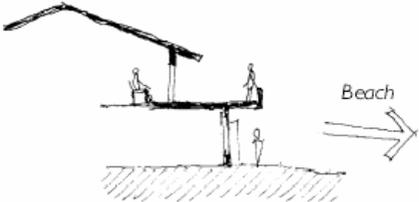
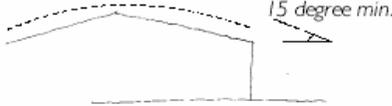
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<p>Landscaping and Fencing Ensure development reflects the seaside character of the area.</p>	 <p>Coastal landscaping to: 1) provide green skyline that offers a canopy over the house; and 2) a colourful foreground that matures to a height greater than the fence and provides the dominant element of the property boundary. In front of building façade fences should be no more than 1.2m high. Fences behind the front facade fences 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>Use flowering shrubs and trees to add seasonal interest.</i> <i>Retain all significant vegetation on site except environmental weeds as defined by DSE.</i> <i>The use of informal front boundary treatments such as rubble stone walls and/or grouped coastal flowering trees and shrubs is appropriate in this area.</i></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 25% or less Buildings, garages, decks and other covered land 35% or less All impermeable surfaces 40% or less. No impermeable surfaces or changes in level under the canopy of existing trees</p>	<p><i>Ideally, re-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>	

Character Area 7 (Page 5 of 5)

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<p>Frontage Ensure buildings provide an attractive and discrete edge to the beach.</p>	 <p>A hand-drawn diagram of a building with a gabled roof. A person is standing on the beach in front of the building. An arrow labeled 'Beach' points towards the right, indicating the direction of the beach.</p>	<p>Windows of habitable rooms orientated towards the beach. Service boxes and storage areas not visible from the beach or Ocean Drive.</p>	<div style="border: 1px solid black; width: 40px; height: 40px; 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.</p>	 <p>A hand-drawn diagram of a house with a pitched roof. A dashed line indicates the roof pitch, with a label '15 degree min.' next to it.</p>	<p>Roof pitch at least 15 degrees or equivalent. Main ridge parallel to coastline.</p> <p>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.</p>	<div style="border: 1px solid black; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;">Y/N</div>	