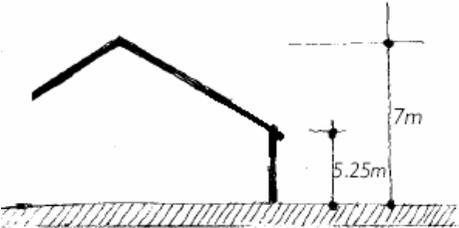
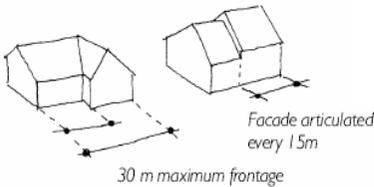


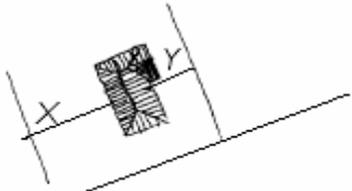
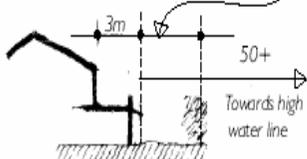
Character Area 9 (Page 1 of 5)

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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 buildings do not dominate the Lough edge or are detrimental to the area's character.</p>	 <p>Height of façade facing Lough and roads 5.25m above natural ground level or less. Absolute height of building 7m or less.</p>	<p><i>Set first floor back from the ground floor frontage.</i> <i>Or</i> <i>Contain the first floor within roof form.</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 Lough edge or are detrimental to the area's open character.</p>	<p>Examples of articulation</p>  <p>30 m maximum frontage</p> <p>Facade articulated every 15m</p>	<p><i>Decks at first floor level allow enjoyment of the spectacular views and breaks up the mass of the building.</i> <i>The building mass should be broken down by changes in the height, eavesline or building footprint at least every 15m 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>	

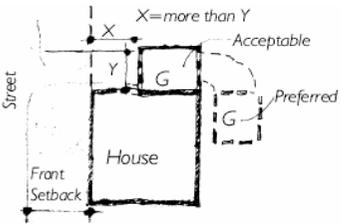
Character Area 9 (Page 2 of 5)

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<p>Setbacks Ensure buildings do not dominate the Lough or be perceived as dominating the view of the Lough from the roads.</p>	<p>$Y+X = \text{at least } 25m$</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><i>First floor setback 3m greater than ground floor setback</i></p>	<p>By setting back the highest part of the building as far as possible from the road its intrusion on the views of the Lough from the road is limited.</p> <p>The first floor setback can also be achieved by a 3m deep verandah on the ground floor.</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>	

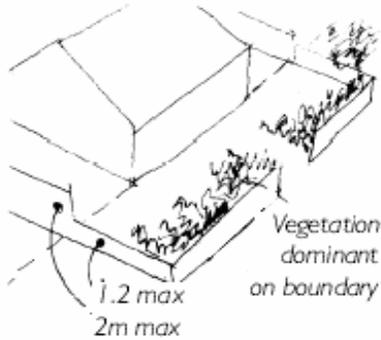
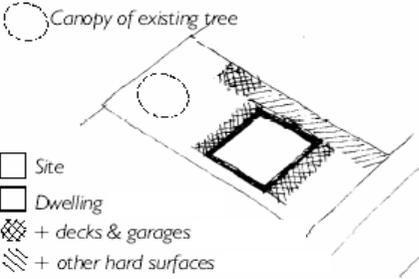
Character Area 9 (Page 3 of 5)

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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>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.</p>	<p>Garages and other outhouses 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><i>Double garages will generally require a setback greater than 6m to achieve adequate screening.</i></p> <p style="text-align: center;">Y/N</p>	
<p>Building Materials and Colours Ensure development respects 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 for the building and verandah roofs. Shiny reflective materials are to be avoided. More than one colour should be used for the walls</p>	<p><i>Subdued coastal colours would be appropriate here to reflect the areas coastal character and minimise the buildings intrusion in the landscape. For example, predominantly pastel or pale blue, green or ochre colour walls with details such as window and door frames picked out in white, 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 style="text-align: center;">Y/N</p>	

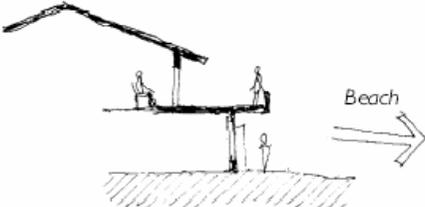
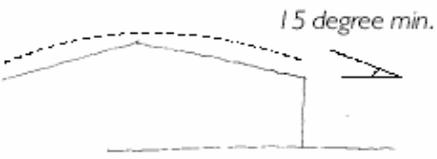
Character Area 9 (Page 4 of 5)

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<p>Landscaping and Fencing Ensure development reflects the natural character of the area.</p>	 <p>Coastal landscaping to provide green skyline that forms a canopy over the house and a green foreground that matures to a height greater than the fence and largely screens the house. 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><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.</i> <i>Rubble stone walls and/or grouped coastal planting makes the most appropriate front boundary treatment in this area.</i></p>	<div style="border: 1px solid black; padding: 5px; text-align: center;">Y/N</div>	
<p>Site Coverage Ensure buildings do not overwhelm the natural and open character of the Lough side.</p>	 <p>Site Coverage: Buildings 30% or less Buildings, garages, decks and other covered land 40% or less All hard surfaces 50% or less No impermeable surfaces or changes in level under the drip line 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; text-align: center;">Y/N</div>	

Character Area 9 (Page 5 of 5)

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<p>Frontage Ensure buildings provide an attractive and active edge to the Lough and the road.</p>	 <p>Windows of habitable rooms orientated towards the Lough at both ground and first floor. Service boxes and storage areas not visible from the road.</p>		<div style="border: 1px solid black; padding: 5px; width: 30px; 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. No requirement on alignment.</p>	<p><i>Curved or pitched roofs are appropriate in this area.</i></p>	<div style="border: 1px solid black; padding: 5px; width: 30px; margin: 0 auto;">Y/N</div>	