
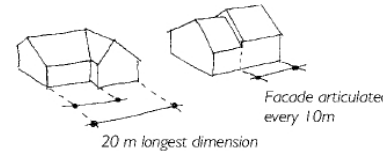


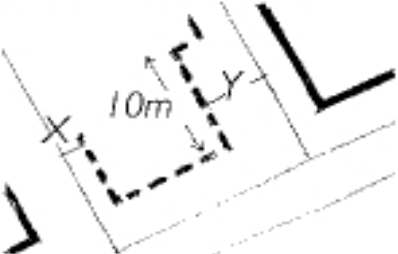
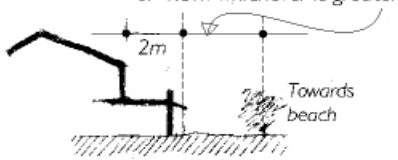
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Performance Standard	Acceptable Solutions to meet Performance Standards	Design Notes for Acceptable Solutions	Does your proposal Conform with the acceptable Solutions Y/N?	How does your proposal respond to the Performance Standard ? If it does not conform, how else does it achieve the Performance Standard?
<p>Heights</p> <p>Ensure buildings do not dominate the beachfront surrounding woodland or are detrimental to the visual integrity of the dunes.</p>	 <p>Absolute height of buildings 7m or less above natural ground level.</p> <p>Height of beachside façade 3.5 m above natural ground level or less.</p> <p>Excavation of the dunes is discouraged.</p>	<p>Keep development to one storey in height;</p> <p>or</p> <p>Set first floor back from the ground floor frontage</p> <p>or</p> <p>Contain the first floor within the roof form</p> <p>or</p> <p>Use a split level design</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>The absolute height and façade height controls are mandatory and proposals which do not conform with the acceptable solutions will not be approved.</p> <p>For applications where height is an issue, the application should be accompanied by appropriate survey information.</p>
<p>Building Bulk and Mass</p> <p>Ensure buildings do not dominate the beachfront surrounding woodland or the visual integrity of the dunes.</p>	 <p>Examples of facade articulation</p> <p>20 m longest dimension</p> <p>Facade articulated every 10m</p>	<p>Decks at first floor level allow enjoyment of the spectacular views whilst limiting the intrusion of development on the properties behind them.</p> <p>Break down the building mass by changes in the height, eavesline or building footprint at least every 10 m of building frontage.</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>	

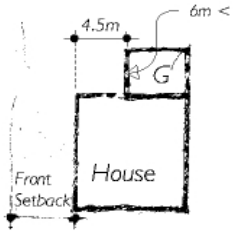
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<p>Setbacks</p> <p>Ensure buildings do not dominate the beachfront or be perceived as wall of building along the Beach.</p>	<p>$Y+X = \text{at least } 6m$</p>  <p>Minimum side setback 2m.</p> <p>First floor setback 2m greater than ground floor setback.</p> <p><i>Beach setback from property boundary to be in keeping with adjoining properties at ground level, or 4.5m whichever is greater.</i></p> 	<p>Setback the highest part of the building as far as possible from the beach to limit its intrusion on the beach and properties behind.</p> <p>The setbacks described in the acceptable solutions column can be achieved by a 2m verandah at ground floor level.</p> <p>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>	

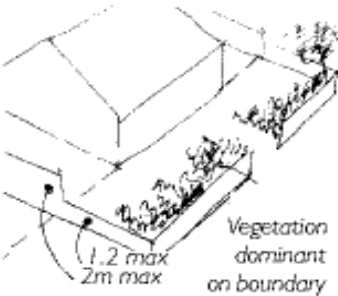
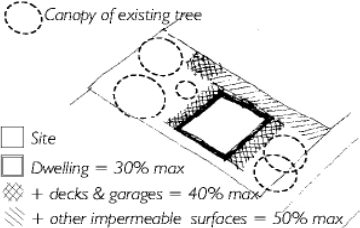
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<p>Car Parking, garages and other outhouses</p> <p>Ensure carparking, garages and other outhouses are not detrimental to the character of the area.</p>	 <p>All parking, including visitor parking to be provided on-site</p> <p>Garage or outhouse setback at least 4.5m behind boundary.</p> <p>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>Setback double garages at least 6m behind building setback to achieve adequate screening.</p> <p>Character objectives are best achieved where the garage entry cannot be seen from the street.</p> <p>Driveways and crossovers should be of minimum width.</p>	<p style="text-align: center;">Y/N</p>	
<p>Building Materials and Colours</p> <p>Ensure development reflects the seaside character of the area and does not visually overwhelm its wooded setting, and minimises the impact on the areas hydrology.</p>	<p>Use appropriate coastal materials such as timber or masonry for the walls. Brickwork walls will only be acceptable where they are rendered.</p> <p>Roofs should be made of corrugated iron, or other non reflective, subdued material.</p> <p>Shiny reflective materials are to be avoided.</p> <p>More than one colour should be used for the walls.</p>	<p>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.</p> <p>Form driveways in a permeable surface such as scoria or gravel for ecological and character reasons.</p>	<p style="text-align: center;">Y/N</p>	

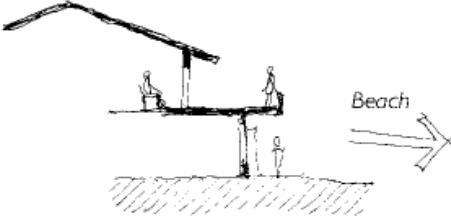
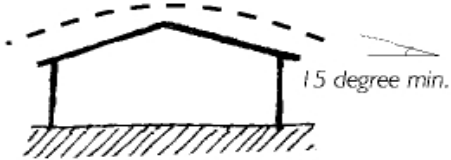
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<p>Landscaping and Fencing</p> <p>Ensure development reflects the seaside character of the area, replaces environmental weeds and that buildings can provide passive surveillance to Beach Street and the Beach.</p>	 <p>Indigenous Coastal trees to:</p> <ol style="list-style-type: none"> 1) provide green foreground and skyline that matures to a height greater than the house; 2) provide the dominant element of the property boundary when viewed from Griffith Street and the Beach; and 3) progressively replace exotic trees <p>Fences should be visually permeable and hidden in vegetation.</p> <p>Beachfront facade fences should be no more than 1.2m high</p> <p>Fences behind the front facade no more than 2m high.</p>	<p>Seek horticultural advice about appropriate species selection and how to ensure the long term vitality of the plants. Retain all significant vegetation on the site except environmental weeds as defined by the DSE which should be progressively removed and replaced with indigenous planting that can retain and enhance the areas wooded quality Flowering shrubs and trees, stones and other informal boundary treatments are often appropriate than fences.</p>	<p style="text-align: center;">Y/N</p>	
<p>Site Coverage</p> <p>Ensure buildings do not overwhelm the natural qualities of the beach.</p>	 <p>Site coverage :</p> <p>Buildings 30% or less</p> <p>Buildings, garages, and decks 40% or less.</p> <p>All impermeable surfaces 50% or less</p> <p>No development under the dripline of existing significant trees.</p>	<p>Ideally re-development should not result in a net gain in areas covered by impermeable surfaces.</p>	<p style="text-align: center;">Y/N</p>	

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<p>Frontage</p> <p>Ensure buildings provide an attractive and active edge to the beach and provide passive surveillance to Beach.</p>	 <p>The diagram shows a cross-section of a building with a pitched roof. On the ground level, there are two figures sitting on a bench or ledge. An arrow labeled 'Beach' points to the right. The building has windows on both the ground and first floors.</p>	<p>Windows of habitable rooms orientated towards Beach Street at both ground and first floor.</p> <p>Service boxes and storage areas not visible from the beach or on the skyline when viewed from Griffiths Street.</p>	<p style="text-align: center;">Y/N</p>	
<p>Roof Pitch and alignment</p> <p>Ensure development responds appropriately to the predominant roof character.</p>	 <p>The diagram shows a cross-section of a pitched roof. A dashed line indicates the pitch, which is labeled '15 degree min.'. The roof is supported by two posts on a hatched ground surface.</p>	<p>Roof pitch at least 15 degrees or equivalent curved roof.</p>	<p style="text-align: center;">Y/N</p>	