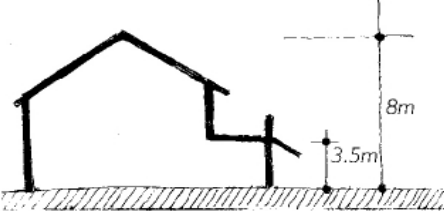
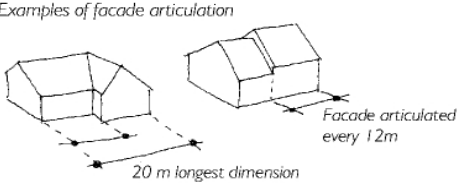



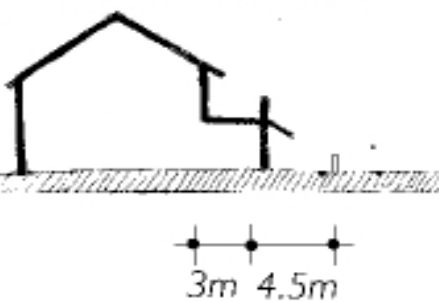
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Performance Standard	Acceptable Solutions to meet Performance Standards	Design Notes for Acceptable Solutions	Does your proposal Conform with the acceptable Solutions Y/N?	How does your proposal respond to the Performance Standard ? If it does not conform, how else does it achieve the Performance Standard?
<p>Heights</p> <p>Ensure buildings do not dominate the dunes and riverside or are detrimental to the open character of area 2c.</p>	 <p>Absolute height of building 8m or less</p> <p>Excavation of the dunes is discourage.</p>	<p>Façade height should be 3.5m above the designated floor height rather than natural ground level, if the dwelling is affected by LSIO.</p> <p>Where lots abut area 2c the lower parts of the building should be closest to the common boundary.</p>	<div style="border: 1px solid black; padding: 5px; text-align: center;">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 dunes and riverside.</p>	 <p>Examples of facade articulation</p> <p>20 m longest dimension</p> <p>Facade articulated every 12m</p> <p>Maximum dimension on plan (length or width 20m)</p> <p>Façade articulation every 12m</p>	<p>Breakdown the building mass by changes in the height, eavesline or building footprint at least every 12m of building frontage</p>	<div style="border: 1px solid black; padding: 5px; text-align: center;">Y/N</div>	

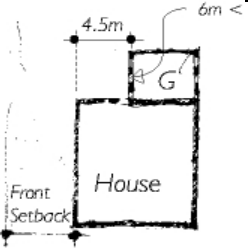
Character Area 2a (Page 2 of 5)

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<p>Setbacks</p> <p>Ensure buildings are not perceived as a wall of buildings along the dunes and riverside.</p>	<p>$Y+X = \text{at least } 6m$</p>  <p>Setback from front property Boundary of at least 4.5m.</p> <p>First Floor setback 3m</p> 	<p>Combined side setback within 10m of Griffiths Street frontage at least 6m.</p> <p>Minimum side setback 2m.</p> <p>Lots abutting area 2c to have larger setback on common boundary</p> <p>First Floor setback 3m</p>	<p>The setbacks described in the acceptable solutions column can be achieved by a 3m 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; margin: 10px auto; text-align: center; line-height: 40px;">Y/N</div>	

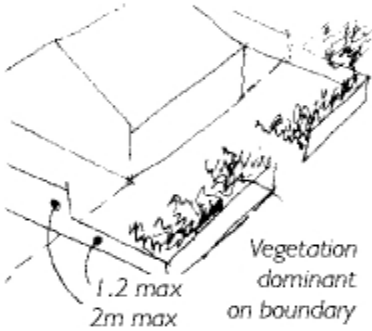
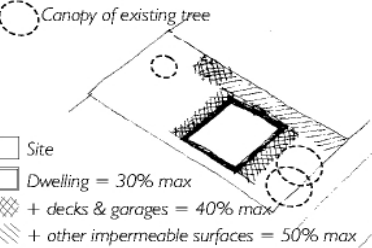
Character Area 2a (Page 3 of 5)

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<p>Car Parking, garages and other outhouses</p> <p>Ensure car parking, 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 width 6.5m or less</p> <p>Garage or outhouse setback at least 4.5m behind Griffiths Street boundary</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 style="text-align: center;">Y/N</p>	
<p>Building Materials and Colours</p> <p>Ensure development reflects the coastal 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>Use Combinations of appropriate colours to 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 which is better from both an ecological and character perspective.</p>	<p style="text-align: center;">Y/N</p>	

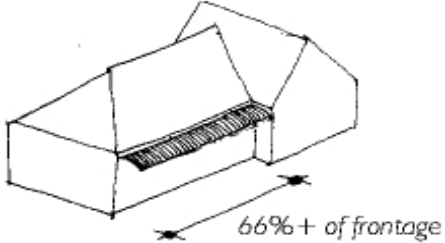
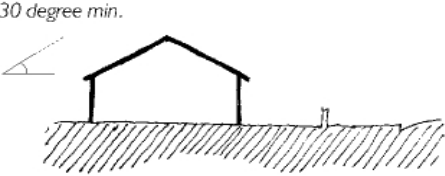
Character Area 2a (Page 4 of 5)

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<p>Landscaping and Fencing</p> <p>Ensure development reflects the seaside character of the area and that buildings can provide passive surveillance to Griffiths Street.</p>	 <p>Coastal landscaping to:</p> <ol style="list-style-type: none"> 1) provide green and colourful foreground and skyline that matures to a height greater than the building; and 2) provide the dominant element of the property boundary when viewed from Griffith Street. <p>Fences should be open in flood prone area.</p> <p>Fences forward of the streetside facade 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.</p> <p>Retain all significant vegetation on the site except environmental weeds as defined by the DSE.</p> <p>Ideally development should result in a net gain in tree canopy.</p> <p>Use flowering shrubs and trees to add seasonal interest.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	
<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 impermeable surfaces or changes in level under the canopy of existing significant trees.</p>	<p>Ideally re-development should not result in a net gain in areas covered by impermeable surfaces.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	

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<p>Frontage to the Street</p> <p>Ensure buildings provide an attractive and active edge to the beach and provide passive surveillance to Griffiths Street.</p>	 <p>Windows of habitable rooms orientated towards Griffiths Street at both ground and first floor where relevant.</p> <p>Service boxes and storage areas not visible from Griffiths Street.</p> <p>Verandahs to cover at least 66% of the frontage to Griffiths Street.</p>	<p>Allow direct access from the dwelling's main habitable rooms to outdoor space at ground level and where appropriate first floor</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</p> <p>Ensure development responds appropriately to the predominant roof character.</p>	 <p>Roof pitch at least 30 degrees or equivalent.</p> <p>No requirement on alignment</p>	<p>Pitch verandahs at a lesser degree than roofs.</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>	