

DA No. 0073/2018(Part 3)  
DAM0032/2022

Approval has been granted subject  
to conditions in the Development  
Consent accompanying this plan.

These plans may be modified by  
conditions of consent. Please refer  
to consent documents for details.



# **1881TULLIMBAR**

**DAHUA Group Sydney Project 6 PTY LTD**

## **STAGE 1-4**

### **BUILDING ACCESS GUIDELINES**

**Lot 17 DP 1168920**

# Contents

1.0 GENERAL .....	1
1.1 NAME OF THE PLAN .....	1
1.2 LAND TO WHICH THE BAGs APPLY .....	1
1.3 RELATIONSHIP TO OTHER PLANNING INSTRUMENTS.....	1
1.4 AIM.....	1
1.5 OBJECTIVES .....	1
1.6 VARIATIONS TO PROVISIONS .....	2
2.0 THE HOME.....	3
2.1 The Design.....	3
2.2 Controls Development Provisions.....	3
2.3 Building Material, Colours and Proportions (Character) .....	5
2.4 Dwelling Layout.....	6
2.5 The Neighbours.....	6
2.6 Entertainment & Lifestyle (Private Open Space) .....	7
2.7 Sunlight .....	8
2.8 Parking and Access (Driveways).....	8
3.0 THE STREETScape .....	10
3.1 Landscaping.....	10
3.2 Fences .....	10
3.3 Front Entry, Pergolas, Garages & Household Items.....	11
3.4 Cutting, Filling and Retaining Walls .....	12
APPENDIX A – Building Access Guidelines Site Plan .....	13

## Document History

Document Reference	Effective Date	Document Status
Overall Site Plan BAG-SK001 Issue 6 by Cardno dated 31.5.21	31/05/2021	Adopted
Written Building Access Guidelines V001	31/05/2021	Adopted
Written Building Access Guidelines V002	07/04/2022	Amended to include variation capability

## **1.0 GENERAL**

### **1.1 NAME OF THE PLAN**

This document is known as Stages 1-4 of 1881 Tullimbar (Dahua Group Sydney 6 PTY LTD) Building Access Guidelines (BAG's) for proposed Lots in Stage 1-4 of 1881 Tullimbar (Formerly Lot 17 in DP 1168920) Tullimbar.

### **1.2 LAND TO WHICH THE BAGs APPLY**

This Plan applies to all new development, redevelopment, alterations or additions for proposed residential Lots less than 450sqm in area within Stages 1-4 (see Appendix A), 1881 Tullimbar.

### **1.3 RELATIONSHIP TO OTHER PLANNING INSTRUMENTS**

The provisions of the *Environmental Planning and Assessment Act 1979 No 203* (EP&A Act) and *Environmental Planning and Assessment Act Regulation 2000*, the *Building Code of Australia*, the *Local Government Act 1993* or any relevant State Environmental Planning Policy, apply irrespective of the provisions of this Plan. Council will also consider all matters listed in Section 4.15 (previously 79(C)) of the EP&A Act prior to determining a development application.

This Plan has been prepared in accordance with the Shellharbour Development Control Plan 2013 (SDCP) Appendix 13, Tullimbar Provisions. The Plan is a site specific locality plan that takes precedence over the Residential SDCP.

### **1.4 AIM**

The aim of these BAGs is to provide a set of design development provisions to be used by applicants in the preparation of development applications, and to assist Council in the assessment of residential development and ancillary development such as garages, carports, swimming pools, fences and retaining walls on small lots less than 450sqm in area.

### **1.5 OBJECTIVES**

- a) To achieve good streetscape outcomes
- b) To enhance community safety.
- c) To reduce overlooking and overshadowing.
- d) To create useable private open spaces.
- e) To improve legibility within the development area.
- f) To enhance solar access to dwellings.
- g) To achieve consistent character.
- h) To achieve opportunities for community interaction.
- i) To provide certainty to property owners regarding development outcomes.
- j) To provide for a range of housing preferences and needs.
- k) To generate good environmental outcomes.

## **1.6 VARIATIONS TO PROVISIONS**

Council may, in exceptional circumstances, be prepared to exercise its discretion to allow variations to the standards or controls set out in this plan. Any application that proposes a variation must be supported by a written statement demonstrating how the objectives are fully satisfied and must demonstrate that:

- a) a reasonable alternative location or design is not available, and
- b) compliance with the controls are considered unreasonable or unnecessary in the particular circumstances, and
- c) the amenity of the neighbours, streetscape or locality will not be detrimentally affected, and
- d) the proposed development will not create an unsafe situation.

## **2.0 THE HOME**

### ***2.1 The Design***

In choosing the home design, the following objectives need to be considered:

#### **Objectives**

- Ensure the home design suits the block of land.
- Ensure the home design matches the intended needs.
- Achieve good streetscape outcomes by facing the home towards the street.
- Create useable private open spaces with maximum sunlight into backyards.
- Ensure the design achieves BASIX requirements to generate good environmental outcomes.
- Ensure adequate off-street parking and suitable vehicle access.

#### **Keypoints**

- Shellharbour City Council Development Control Plan 2013 (SDCP 2013) contains all information relating to setbacks. Reference to be made to Chapter 3 of the SDCP 2013.
- Solar Access to living areas and good cross ventilation are very important for a good BASIX score.

### ***2.2 Controls Development Provisions***

#### **a) Floor Space Ratio and Building Footprint**

There is no specified Floor Space Ratio (FSR) for lots in the Tullimbar Urban Release Area. As such building envelopes or footprint controls are defined by building height, setback controls and requirements for private open space.

#### **b) Building Heights**

##### **i. Building Height**

The maximum building height is 11m above natural ground level. The maximum height of a detached garage or outbuilding is 9m above natural ground level.

##### **ii. Storeys**

Specific design merit considerations will apply for lots with an average slope of over 20% or split level designed homes

Where attics are proposed, the entire floor must be wholly contained within the roof space and must not present as a third storey from the street.

Shadow diagrams must be provided for all dwellings of two or more storeys.

### iii. Ceiling Height

The main ground floor area of a dwelling shall have a minimum floor to ceiling height of 2.4m.

### iv. External Wall Height

- **1 Storey** – walls are to have a maximum top plate height of 3.6m above natural ground level.
- Where parapet walls are used (and there is no wall plate), the maximum height of the parapet wall is 4.5m above natural ground level.
- **2 Storey** – walls are to have a maximum top plate height of 9m above ground level.

### c) Boundary Setbacks

Category	Setback from boundary	Special Considerations
Primary front setback	Minimum 4.5m for dwelling  Minimum 5.5m for garages and carports  Minimum 5.5m for ancillary structures	Articulation zone allows the external façade of the dwelling to project a maximum 1.0m into the primary front setback for a maximum of 50% of the dwelling façade width (excluding garage).
Secondary setback	Minimum 2.4m for dwelling  Minimum 2.4m for garages and carports  Minimum 2.4m for ancillary structures	
Side boundary	Minimum 900mm both sides for single storey elements of a building  Minimum 1.2m both sides for upper storey elements	Provided no adverse impacts to neighbours due to overlooking, overshadowing or acoustic privacy.
Zero Lot Line	Maximum 200mm for a single storey element of a dwelling and/or garage.  Minimum 1.2m for upper storey elements to both side boundaries.	Provided the other side setback is a minimum 900mm for single storey elements to allow access to the rear along one side boundary.  Provided the roof gutter, eaves and drainage are fully contained within the lot boundaries.

		Provided an easement for maintenance of the zero lot line external wall is created on the adjoining property.
Rear Setback	Minimum 3m for single storey building elements  Minimum 5m for upper storey building elements	Applies to all awnings, balconies and other fixed structures.

#### **d) Roof Form**

##### **i. Roof Pitch**

The roof pitch angle shall be between 22 degrees and 40 degrees with simple forms except for skillion roofs or behind parapets.

##### **ii. Roof Mounted Items**

Elements such as aerials and satellite dishes shall be located away from the front of the house in the least conspicuous location so not to be visible from the street.

### ***2.3 Building Material, Colours and Proportions (Character)***

The home is a very important element of the street and the following objectives need to be considered:

#### **Objectives**

- To achieve good streetscape outcomes.
- To achieve a consistent character.
- To contribute positively to the streetscape.
- To ensure adequate space between neighbouring homes.
- Elements of individual homes can be different and interesting as long as it will fit into the neighbourhood.
- Materials, colours and finishes to the front facade should also be applied to part of the sides of the home.

#### **Development Provisions**

##### **i. Colours**

Colours need to be chosen which complement the design of the home and do not contain strong primary colours.

## ii. Wall Finishes

Walls should have a mix of finishes including; face brick, rendered, bagged and/or painted, masonry and lightweight cladding.

Any street façade should have no more than 80% of a single material or finish.

Cladding or timber board may be used, however, it must suit the design of the home.

## 2.4 Dwelling Layout

### Objectives

- To achieve good streetscape outcomes.
- To enhance community safety.
- To achieve consistent character.
- To achieve opportunities for community interaction.
- To promote energy efficiency in residential development.
- To maximize the effective use of sunlight.

### Development Provisions

- One habitable room shall address the primary street frontage, preferably opening onto a verandah by way of a door.
- Where possible at least one primary living space (living room, family room, kitchen, dining or meals room) shall face north for good solar penetration, either towards the street on north facing lots or onto the private open space for east, west or south facing lots.

## 2.5 The Neighbours

The side and rear elevations of the home are very important as they can be seen by neighbours. The following key elements need to be considered:

- Long lengths of wall need to be avoided.
- Set back the upper level at the rear of the home which will help with more sunlight into the rear yard and the neighbours will appreciate the sunlight in their yards.
- Front facade materials should properly 'turn the corner' and not stop on the front facade.

### Development Provisions

- All secondary frontage walls over 15 metres long must have sections that protrude or intrude by a minimum of 600mm for a length of at least 1m.



## Privacy

Privacy is very important and therefore the following points need to be considered:

- Avoid wherever possible, windows that overlook neighbouring properties.
- Consider screening elements where necessary to achieve privacy.
- Rear and side fencing of boundaries will help with privacy.

## Development Provisions

- The upper level walls of the house should be at least:
  - 1.2 metres from the side boundaries, except where otherwise noted within these BAG's (please refer to setbacks above).
  - Off-set side windows with the neighbour's house.
- If an upper level window in your living area looks into the neighbour's yard, use screening, translucent glass or raise the sill height to at least 1.5m above floor level (highlight windows) to ensure privacy.
- Side fences should be maximum of 1.8 metre high and be set back from the front of the dwelling.

## 2.6 Entertainment & Lifestyle (Private Open Space)

### Objectives

- To create useable private open spaces.
- To enhance solar access to dwellings.
- To provide certainty to property owners regarding development outcomes.
- To generate good environmental outcomes.

### Keypoints

When choosing a home at Tullimbar the following points should be considered:

- Indoor living areas flowing through to outdoor living areas.
- Rear yard to be sized appropriately keeping in mind children's needs.
- The rear yard should include grassed areas and be appropriately landscaped.
- Ongoing maintenance requirements need to be considered.
- Large trees should be used to help with shading.

## Development Provisions

- A principal Private Open Space area must contain a minimum area of 24sqm (4 metres x 6 metres) directly accessible from one of the indoor living areas. Such areas must be free of any obstructions (i.e. steps, supporting posts, clothes lines, landscape beds).

## **2.7 Sunlight**

### **Objectives**

- The home needs to be positioned to ensure sunlight is captured in living rooms, yards and courtyards.
- Decorative awnings or sunscreens made from timber or metal help prevent extreme sunlight.

### **Development Provisions**

- A principle Private Open Space area must receive a minimum of 3 hours of non - continuous sunlight between 9am and 3pm mid- winter (June 21/22). Where this cannot be achieved a similar size area of private open space within the lot must receive at least 3 hours of sunlight between 9am and 3pm.

## **2.8 Parking and Access (Driveways)**

### **Objectives**

- To provide for on-site parking and maneuvering of vehicles for residents and visitors and to reduce the need for street parking.
- To ensure new driveways are designed to enable safe and free movement of vehicles.
- To ensure the continued safety of pedestrians across public access ways during and after construction.

### **Development Provisions**

#### **a) Garage Requirements**

- Minimum internal dimensions for a single garage are 3.1m wide and 5.5m deep.
- A minimum internal dimension for a double garage is 5.5m wide and 5.5m deep.
- Where storage is proposed within the garage, the minimum internal dimensions for the garage will not include any proposed storage. The storage area will be in addition to the minimum dimensioned area.

#### **b) Driveway Location**

- Minimum distance of driveway (footpath crossing) from base of street trees is 1.6m.
- Minimum distance of driveway to side boundary is 0.5m. The maximum width of the driveway at the boundary is to be 4.5m.

- Driveways must comply with Council's grade requirements. The maximum allowable driveway grades and crossfalls are as follows:

The steepest allowable grade is 25%.

The maximum allowable crossfall is 16%.

The maximum allowable change of grade is 12% over 1.5m.

- Driveway crossings must only be constructed by Council, or a Council approved contractor, at the applicant's expense. An application form must be submitted and approval issued prior to works commencing. Where any alterations are required, such work shall only be carried out with the approval of Council.
- Driveway crossings must have a slip resistant finish.
- Crossings should be located so as not to interfere with existing public utility infrastructure.

### **c) Car Parking Controls**

A minimum of two (2) car parking spaces must be provided on each allotment, one of which must be enclosed (as a garage).

One space can be provided as stack parking on the driveway.

## **3.0 THE STREETScape**

Home facades, fencing, driveways and landscaping are all important elements to the streetscape within the Tullimbar Estate. Therefore, front gardens, street trees and fencing need to be well defined and designed to enhance the streetscape.

### **3.1 Landscaping**

#### **Objectives**

- To create a strong image for the home through hard and soft landscaping.
- To create a pleasant and attractive living environment by promoting the use of landscaping.
- The front garden shall incorporate trees, shrubs and low planting.
- Trees shall be provided in the rear yard, which, upon maturity may be visible from the street.

#### **Development Provisions**

- The front boundary with the street (shareway) needs to be clearly defined by planting or hedging.
- The addition of an attractive letterbox design to the front landscaping enhances the home frontage.
- Trees in your rear yard should be planted a minimum 4.5 metres away from the home and need to be at least 45 litre pot size or at least 0.5 metres in height.
- For additional privacy, trees and shrubs should be planted along side and rear boundaries.

### **3.2 Fences**

#### **Objectives**

- To provide for privacy, security and definition of site boundaries.
- To ensure fences complement the appearance of the building and do not detract from the streetscape.
- To achieve opportunities for community interaction.
- To ensure the design and location of fencing does not obstruct the vision of motorists.

#### **Front Fence Controls**

- Development consent is not required for fences with a maximum height of 1.0m in front of the primary (front) and secondary (corner lots) building lines.
- Fences of a maximum height of 1.8m in front of the primary (front) and secondary (corner lot) building line will only be permitted to enclose Principal Private Open Space areas with development consent. And must have a minimum setback of 1.0 metres measured from the front boundary with adequate landscaping between the front boundary and the fence line.

- Front gate posts, lychgates and arbours are not limited in height and do not require development consent.
- Any fence adjacent to a driveway on the front boundary and between the front boundary and proposed building line require a 1.5m splay and/or taper to provide visual sight lines for vehicles exiting the site. In this regard, examples of method to splay are found in the SDCP 2013.

### **Secondary Fence Controls**

- On corner lots, the 1.0m high front fence shall be continued around the corner (secondary street) for at least 4.0m behind the front building line. The remainder of the fence shall have a maximum height of 1.8m. Any principle Private Open Space within the secondary building line may also be enclosed with a 1.8m high fence.
- Fences that are 1.8m high and adjacent to a driveway or road, require a 1.5m splay and/or taper at the corner to provide satisfactory view lines for motorists leaving the property.

### **Side and Rear Fence Controls**

- Development consent is not required for side and rear boundary fences with a maximum height of 1.8m. (This does not apply to corner lots)
- The height of the fence includes the height of any associated retaining wall.

### **Fencing Materials**

- Fence materials shall be timber or metal pickets, piers with timber or metal pickets or hedges. Materials of piers can include natural stone, face brick and bagged or rendered brick.
- Corrugated iron or similar metal fences are not permitted.
- The fence type and design surrounding the principal Private Open Space areas will require a combination of design features including, horizontal infill panels supported by brick pillars. Examples of such fence types are found in the SDCP 2013.
- Fences along rear boundaries are to be constructed with no horizontal members facing a lane or road.
- All metal picket style fences must be powder coated or covered with a suitable paint application and cannot be left in a raw state.

## ***3.3 Front Entry, Pergolas, Garages & Household Items***

### **Keypoints**

Front Entries and Porches should ensure:

- The design of the front entry is an important element in the front façade.
- Be clear and visible and create shelter for people entering the home.

Household items listed below should not be visible from the street:

- Garbage and recycling bins.
- Aerials and satellite dishes.
- Rain water storage tanks.
- Air conditioning units.
- Clotheslines.

### **3.4 Cutting, Filling and Retaining Walls**

#### **Objectives**

- To ensure the design of development has regard to the site conditions, particularly slope and stability.
- To minimize the visual impact of retaining walls on the streetscape and the amenity of adjoining properties through appropriate design and location of retaining walls on the site.
- To minimize the amount of cut and fill and any associated adverse impacts from surface and/or stormwater flows.

#### **Development Provisions**

##### **a) Cut and Fill Controls**

- The maximum depth of cut on any portion of the allotment shall be 1.5 metres. Cut areas may exceed 1.5 metres provided they are 'terraced' with a minimum 250mm garden bed between each vertical face to soften the effect of the wall.
- The maximum depth of fill on any portion of the allotment shall be 1.5 metres unless retained within the building.
- The maximum grading of cut or fill shall be 45 degrees (1:1) where there is no retaining wall or no other method of stabilizing cut or fill.

##### **b) Retaining Wall Controls**

- Retaining walls over 600mm in height must be designed by a practicing Structural Engineer.
- A retaining wall that is visible from the street or public place must:
- Be designed so that there is a minimum setback of 1.0 metres between retaining walls and landscaping is provided in the setback areas, and
- Be constructed from masonry type materials that do not detract from the streetscape

## **APPENDIX A – Building Access Guidelines Site Plan**

**1881 Tullimbar Stages 1-4 - Site Plan showing lots affected by the Building Access Guidelines contained in this document.**

**LEGEND**

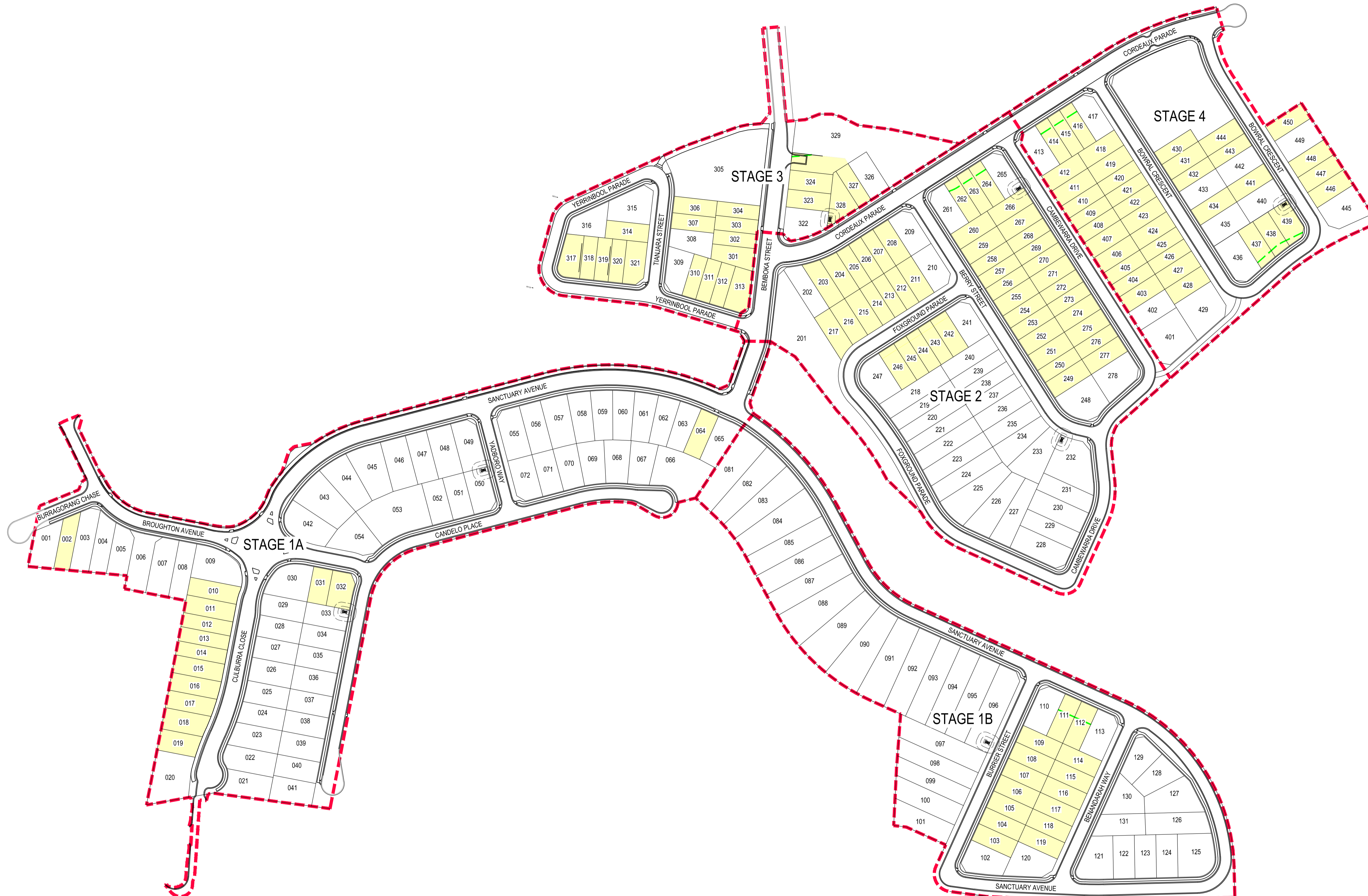
- STAGE BOUNDARY
- ALLOTMENT LESS THAN 450m2
- ASSET PROTECTION ZONE

**BUILDING ACCESS GUIDELINES**

1. Building envelope is to be setback 4.5m from front boundary with garages set back 5.5m from front boundary. Garage must not project forward of dwelling frontage. Corner lots are to be set back 2.4m from the secondary boundary.
2. All zero lot lines must have access to one side of the dwelling at a minimum of 900mm in width. An easement for maintenance of the zero lot line wall must be provided on the adjoining property.
3. Lots are to take advantage of the slope and locate garages under the houses where possible.
4. Building location and design is to encourage visual and acoustic privacy, street and property surveillance, adequate day-lighting, solar access for amenity and energy efficiency, amenity protection for adjoining dwellings, adequate protection of view where required, streetscape quality and neighbourhood character.
5. Each lot is to provide private recreational open space with a minimum area of 24m<sup>2</sup> (4x6m).
6. The maximum building height of dwellings is 11m above natural ground level. Dwellings may be one or two storeys or a combination and are to adhere to all requirements in Part 6 of Shellharbour City Council Development Control Plan.
7. Protection of existing trees is to be achieved where possible.
8. Fencing to primary (front) lines should be no higher than 1.2m, with fences to side and rear boundary no higher than 1.8m.
9. No residential buildings are to be built within the Asset Protection Zone.

**SET BACK CONTROLS FOR LOTS LESS THAN 450m2**

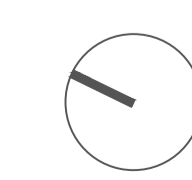
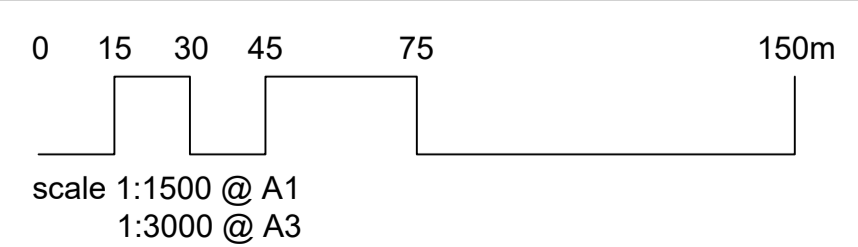
CATEGORY	SETBACK FROM BOUNDARY	SPECIAL CONSIDERATIONS
Primary front setback	Minimum 4.5m for dwelling Minimum 5.5m for garages and carports Minimum 5.5m for ancillary structures	Articulation zone allows the external façade of the dwelling to project a maximum 1.0m into the primary front setback for a maximum of 50% of the dwelling façade width (excluding garage).
Secondary Setback	Minimum 2.4m for dwelling Minimum 2.4m for garages and carports Minimum 2.4m for ancillary structures	
Side Boundary	Minimum 900mm both sides for single storey elements of a building. Minimum 1.2m both sides for upper storey elements.	Provided no adverse impacts to neighbours due to overlooking, overshadowing or acoustic privacy.
Zero Lot Line	Maximum 200mm for a single storey element of a dwelling and/or garage. Minimum 1.2m for upper storey elements to both side boundaries.	Provided the other side setback is a minimum 900mm for single storey elements to allow access to the rear along one side boundary. Provided the roof gutter, eaves and drainage are fully contained within the lot boundaries. Provided an easement for maintenance of the zero lot line external wall is created on the adjoining property.
Rear Setback	Minimum 3m for single storey building elements Minimum 5m for upper storey building elements	Applies to all awnings, balconies and other fixed structures.



**BUILDING ACCESS GUIDELINES - OVERALL SITE PLAN**



landscape architecture  
urban design  
environmental services



DAHUA GROUP AUSTRALIA

TULLIMBAR VILLAGE STAGE 1-4

DATE  
31.05.21

DRAWING NO.  
BAG-SK001

ISSUE  
6