



TULLIMBAR VILLAGE

**BUILDING DESIGN
GUIDELINES
October 2016**



Shellharbour
CITY COUNCIL

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1.0 GENERAL

1.1 NAME OF THE PLAN

This document is known as, Tullimbar Village, Building Design Guidelines (BDG's), adopted by Council on the 12 July 2016.

1.2 LAND TO WHICH THE BDGs APPLY

This plan applies to all new development, redevelopment, alterations or additions for all residential purposes on allotments shown within Tullimbar Village BDG's plans (see Appendix 1) that has a building envelope applied.

1.3 RELATIONSHIP TO OTHER PLANNING INSTRUMENTS

The provisions of the *Environmental Planning and Assessment Act and Regulations (as amended)*, the *Building Code of Australia*, the *Local Government Act 1993* or any relevant State Environmental Planning Policy or Regional Environmental Plan, apply irrespective of the provisions of this Plan. Council will also consider all matters listed in section 79(C) of the EP&A Act prior to determining whether to approve a Development Application.

This plan is a site specific locality plan that takes precedence over the Residential DCP.

Notifications Development Control Plan outlines how and when potentially affected persons are to be notified of development applications.

This Plan has been prepared in accordance with Tullimbar Village DCP & the relevant development consents (as noted in Appendix 1).

1.4 INTRODUCTION

Building Design Guidelines have two components; the BDGs Plan and the associated text, these should be read together.

The BDGs Plan indicates the footprint of buildings, the number of storeys, setback provisions, positions of vehicular access and opportunities for architectural elements which emphasise vistas, important corners and key axes.

The BDGs Plan shows the maximum zone within which a building may be built. This does not necessarily mean that the building will fill this zone, but will be located within it. Verandahs, pergolas, eaves, facia, gutters and window hoods are regarded as open ancillary structures that may occur outside the building footprint, subject to the controls of this document.

1.5 AIM

The aim of these BDGs is to provide specific guidelines and controls to assist in the preparation and assessment of development applications for standard and small lot residential development and ancillary development such as garages, carports, swimming pools, outbuildings, fences and retaining walls.

1.6 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 generate good environmental outcomes.

1.7 DEFINITIONS

Amenity means the pleasantness and agreeable features of a development or area.

BDGs means Building Design Guidelines (i.e. this document)

BDGs Plan means the attached plan which details the extents of the maximum building footprint, the building heights and the access points for each allotment that is subject to a building envelope or footprint controls.

Belvedere refers to an architectural element within a building that is designed to emphasize a corner or terminating vista to assist in legibility and way-finding throughout the village.

Boundary setback is the distance between the boundary of a site and the closest external part of a structure.

Building line is the boundary setback parallel to the front (primary) or secondary street (for corner allotments) frontages, or rear boundary.

Character refers to those aspects of built form, architectural detail, and building arrangement which are specific and give distinction to a particular place.

Double Zero Lot means that on adjacent allotments both dwellings can be built up to the common boundary.

Finished level means the surface level of the floor of a building or adjacent ground, following completion of construction works.

Floor space ratio means the ratio of the gross floor area of all buildings on a site to the area of the site on which it is situated

Height is the distance measured vertically from any point on the structure (excluding chimneys, flues, antennas or decorative roof details such as finials) to the natural ground level or finished level (whichever is the lower) immediately below that point.

Legibility is the ease with which visitors are able to see, understand and “use” the area or development. A “legible” layout is one that visitors and residents find easy to move through and use.

MGU (Multi Generation Unit) is a living unit on the ground floor of a home, designed for independent habitation.

Natural ground level means the surveyed level of the ground surface immediately prior to the proposed development and prior to any associated excavation, development or site works.

No Build Area is the area of a site surrounding the building footprint, generally to be used as open space, however, lightweight unenclosed structures (such as verandahs, pergolas, eaves, window hoods & the like) may encroach.

Picket means dressed and profiled timber (i.e. not rough sawn)

Pitched Roof means a two-sided sloped roof.

Principal Private Open space means the primary area within a site, at ground level, designated exclusively for outdoor use as indicated on the BDGs Plan and to which development on the site and on adjacent sites must not shade excessively.

Skillion means a roof structure with a lower pitch than the main roof

Storey means:

- the space between two floors, or
- the space between any floor and its ceiling or roof above, or
- foundation or sub-floor areas where the height between the top of the floor above to the natural ground level or finished level (whichever is the lower) immediately below that point is 2 metres or more, or
- a roof, or part of a roof, used as a covered garden, terrace or deck.

A storey which exceeds 4.5 metres is considered as two storeys.

Studio is a living unit located above a garage, designed for independent habitation.

Zero Lot means that the dwelling can be built up to the boundary.

2.0 CONTROLS FOR RESIDENTIAL DEVELOPMENT

2.1 GENERAL REQUIREMENTS

This plan provides a set of requirements to be used by applicants in the design of all new residential structures, and will be used by Council to assess residential development proposals submitted as development applications. Compliance with the requirements of this plan will not in itself guarantee approval of any development application.

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.

2.2 BUILT FORM

1. 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.

2. Controls

a. Floor Space Ratio

There is no specified Floor Space Ratio for lots in Tullimbar Village that have building envelopes or footprint controls shown on the BDG's Plan. BDGs indicate permitted areas and storeys.

b. Building Footprint

The maximum allowable building footprint for those allotments subject to these controls is shown on the BDGs Plan (See Appendix 1). The BDGs Plan shows the maximum extent of the outer walls, as eaves, gutters and other encroachments [see 2(d)] can project outside the indicated area.

c. Building Envelopes

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

The number of storeys is as noted on the BDGs Plan, indicated by an "S" behind a number. i.e. "1S" or "2S" refers to one storey and two storeys respectively.

Lots marked with a "B" (for Belvedere) may build an additional enclosed, covered or open space above the allocation of storeys provided that this area is no more than 25 square metres in area, has a maximum floor to ceiling height of 2.5m and is contained within the 11.0m height limit.

Shadow diagrams are to be provided with development applications for two storey dwellings on north facing allotments (i.e the northern boundary of the site is the primary street frontage), demonstrating adequate winter solar access to the PPOS on both the subject land and adjoining land.

iii) Ceiling Height

The main ground floor area of a dwelling shall have a minimum floor to ceiling height of 2.7m.

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 6.6m above ground level.

Where lots are marked with 'B' for additional architectural features, the top plate height may extend above 6.6m.

d. Boundary Setbacks**i) Front Street Setbacks**

The minimum setback for the front wall of the dwelling is as indicated on the BDGs Plan..

ii) Secondary Street Setbacks (Corner Lots)

Wall setbacks from secondary street boundaries, are as per detail contained within the BDG's Plan (See Appendix 1).

Walls facing the secondary street boundary of a corner lot shall have an active frontage for at least 4m back from the front corner of the house (i.e. have at least one window at least 1m tall x 0.8m wide). The maximum continuous wall length facing a secondary street shall be 6m. For a larger wall, the setback shall be varied to articulate the wall or the wall construction material varied.

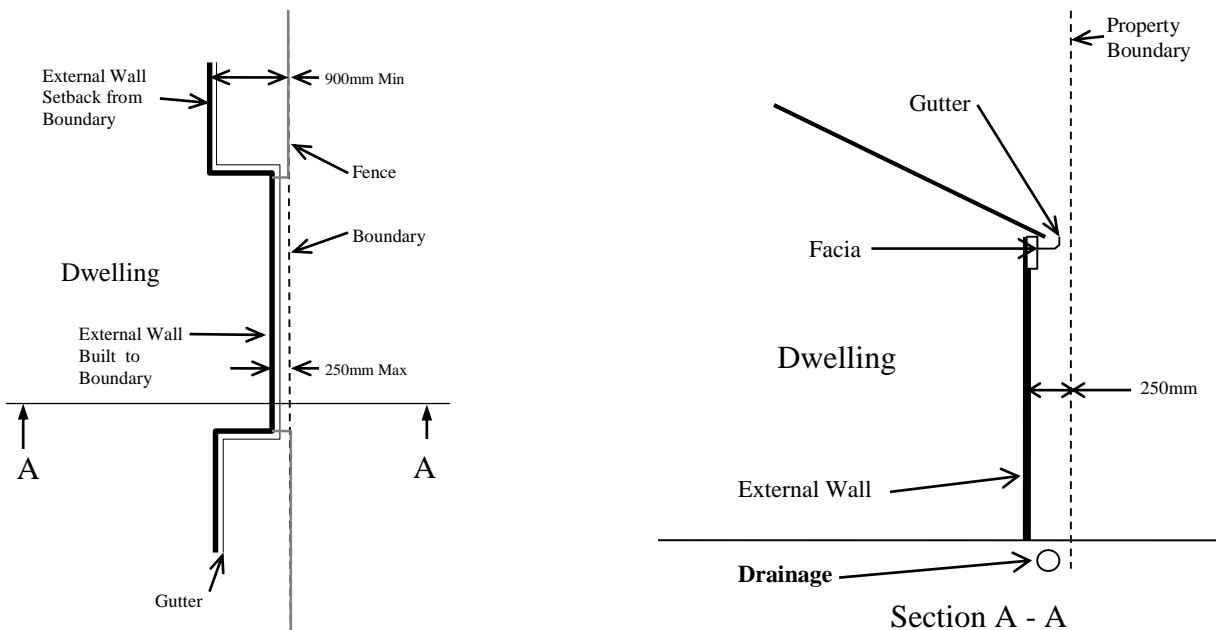
iii) Minimum Side Boundary Setbacks

One side of the dwelling may be built to the side boundary as indicated on the BDGs Plan (See Appendix 1). Where a dwelling includes a zero lot line wall then:-

- a) The external zero lot line wall shall be constructed no more than 250mm from the property boundary, as shown in the Figure below.
- b) The gutter & drainage are to be fully contained within the allotment.

- c) A boundary fence shall not be constructed adjacent to the zero lot line wall. The fence shall terminate as shown on the solid line in Figure 1 ,

Figure 1 – Zero Lot Line Wall Construction (Plan & Section)



Where a dwelling does not propose a zero lot line wall the following setbacks controls apply:

- Single storey - Minimum 900mm setback.
- Double storey - Minimum 900mm setback,

iv) Encroachments into front and side street setbacks

Open, lightweight structures attached to dwellings, such as verandahs or pergolas (but excluding carports), may encroach into the "No Build Area" to within 1m of the front and side boundaries. The number of verandah storeys may not exceed the number of storeys of the dwelling to which it is attached. Eaves, fascia, gutters, window hoods and the like may encroach into "No Build Areas" but still have to remain wholly within the property's lot boundary.

v) Wall Mounted Items

Wall & window mounted items (such as air conditioning units and satellite dishes) may not be located on a façade that faces a street and may not be located on a second storey wall or window.

e. Roof Form**i) Roof Pitch**

The dwelling must have a pitched roof, The allowable roof pitch for the main roof structure of a dwelling is a minimum of 28 degrees, and a maximum of 45 degrees, with the exception of skillion roofs.

ii) Roof Mounted Items

Solar collectors and other similar devices shall generally be flat, and located parallel to the roof line and not be visible from the street in front of the dwelling.. Roof mounted satellite dishes must not exceed 900mm diameter. Mechanical and evaporative air-conditioning devices must not be mounted on the roof or extend above the gutter line.

f. Front Verandah

x) The home must have a front verandah on it's primary street frontage, with minimum dimensions of 2.4metres x 1.8metres. The front door must open onto this main front verandah.

xi) Verandah posts must be timber (or steel - only if the dwelling is located adjacent to a bush fire hazard {i.e. bush land}) with minimum dimensions of 125mm x 125mm, they must be painted and be continuous from verandah floor to ceiling.

xii) No masonry structures are allowed above floor level on the front verandah, including brickwork of any type, solid poured concrete or any structure that is not a timber post 125mm x 125mm in size, with the exception of a dividing wall on a double zero lot arrangement.

xiii) All verandah handrails and balustrades are to be constructed of timber (or steel or aluminium only if the dwelling is located adjacent to a bush fire hazard {i.e. bush land}) and have a painted finish.

xiv) Verandah roof structures fronting a street are to be skillion type with a maximum roof pitch of 15 degrees.

2.3 BUILDING MATERIALS, COLOURS AND PROPORTIONS

1. Objectives

- a) To achieve good streetscape outcomes
- b) To achieve consistent character

2. Controls

i) Roofing

- a) Roofs will be clad in pre-painted corrugated metal sheeting and be a shade of grey in colour.

b) Any window hood roof is to match the profile and colour of the main roof material and be raked (minimum angle of 15°).

c) Window hood structures are to be constructed of timber with minimum section size 70mm x 32mm and have a painted finish.

d) All smaller roof and skillion structures are required to match the finish of the main roof.

ii) Boundary Wall Finishes

The external wall finish and colour of a built-to-boundary wall shall take into consideration the character of any development on the neighbouring property which exists at the time of development application.

iii) Windows

Any window on a primary or secondary street frontage, and second storey of any structure must be of a vertical proportion i.e. the vertical dimensions are greater than the horizontal. These windows must be casement or sash type windows.

iv) Brickwork

Brickwork must be painted, bagged or rendered or if face brick, a brick type selected from those approved by the developer and with white or off white mortar. The mortar joints are to be flush joints with no tooling.

v) Cladding

All lightweight cladding is to be horizontal weatherboard with a maximum width (lap to lap) of 200mm. No flat Fibre Cement (F.C.) sheeting is allowed on any vertical surface (lining horizontal soffit and verandah ceiling with F.C. sheet is permitted.) No sheet metal cladding is allowed other than on the roof and window hoods.

vi) Use of more than one external material

Where a dwelling uses more than one material on the external wall surfaces (for example, Brickwork & Weatherboard Cladding) the transition between these materials should be made on a vertical line (i.e the use of weatherboard above brickwork or visa versa is not appropriate). An exception may be made where cladding is applied to gable ends above the ceiling line above brickwork walls, or where the change in materials is separated by a roof structure or verandah.

vii) Doors

All front doors must be of solid timber construction with a painted finish and include a highlight. At least one full height sidelight within the frame of the door is desirable. Glass or timber panelling within the door is encouraged, but must be symmetrical & of vertical proportions generally as per the door schedule provided in Appendix 4.

vii) Architectural Proportions

Any façade of a building that fronts a public street is to be architecturally balanced, through the use of symmetry and/or the use of good design proportioning. This includes the proportion & positioning of windows and doors.

2.4 DWELLING LAYOUT**1. Objectives**

- a) To achieve good streetscape outcomes
- b) To enhance community safety
- c) To achieve consistent character
- d) To achieve opportunities for community interaction
- e) to promote energy efficiency in residential development and ensure these principals are an integral part of the dwelling design, and
- f) to encourage the effective use of natural light.

2. Controls

- i) One habitable room must address the primary street frontage, preferably opening onto a verandah, by way of a door.
- ii) Where possible at least one primary living space (living room, family room, kitchen, dining or meals room) shall face north, either towards the street on north facing lots or onto the principal private open space noted above for east, west and south facing lots.
- iii) Dwellings are to be designed to minimise noise transfer and overlooking.

2.5 PRINCIPAL PRIVATE OPEN SPACE**1. Objectives**

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

2. Controls**a. Principal Private Open Space**

- i) A principal private open space (PPOS) of at least 20 square metres, with a minimum dimension of 4m must be provided at the side or rear of a dwelling.

The PPOS must be located behind the 2 Storey section (as marked on the attached BDG's Plan) and be located adjacent to the northern boundary of the allotment. Minor encroachments of the PPOS area into the 2 Storey section may be considered, providing the above objectives are achieved.

b. Encroachments into Principal Private Open Space

Patios, pergolas (maximum 3.5m width), verandahs (maximum 3.5m width), covered walkways (max 1.5m wide) may encroach into the "principal private open space" and "no building areas" that are not within the primary & secondary building lines, as indicated on the BDGs Plan. These encroachments may not be enclosed.

2.6 STUDIO UNITS – Secondary Dwellings and Dual Occupancy

1. Objectives

- a) To provide passive surveillance of rear lanes
- b) To achieve good streetscape outcomes
- c) To enhance community safety
- d) To reduce overlooking and overshadowing
- e) To create useable private open spaces
- f) To provide for a range of housing preferences and needs

2. Controls - STUDIO UNITS – Secondary Dwellings

i) Mandatory Studio Units

Where it has been indicated on the BDGs Plan, a mandatory studio unit shall be constructed over the garage on that particular lot. The mandatory studio unit is to be constructed at the time of construction of the dwelling.

ii) Non-Mandatory Studio Units

Refer to the BDGs Plan for lots where "non-mandatory" studio units are permitted. These are permitted but not required.

iii) Sizes and Dimensions

The studio unit shall be a minimum of 30 square metres and not more than 60 square metres in area and must have at least one window of 0.8m² in area overlooking any abutting lane or street. The maximum floor to ceiling height of a studio unit is 2.5m

iv) Uses

The studio unit must be designed to accommodate independent occupation with a pedestrian entry off the rear lane. Studio units should incorporate sleeping, bathroom and food preparation areas. Not more than one enclosed room suitable for use as a bedroom is permitted in the studio unit.

v) Car Parking

A total of 3 car parking spaces must be provided where a studio unit is included on an allotment.

vi) Overlooking

Windows must be placed to limit overlooking of adjacent lots, particularly overlooking of any principal private open space.

vii) Private Open Space

An outdoor private open space adjacent to a studio unit is permitted. If provided, it must be at the same level as the studio unit.

viii) Waste Collection

A waste bin storage area is to be provided that has capacity for up to 6 Council waste collection bins in a location that is not visible from the public domain.

A laneway waste bin collection area to accommodate at least 2 bins is to be provided that allows area for the placement of bins for collection outside the trafficable area of the rear lane.

ix) Development Contributions

Section 94 contributions may be levied. Council's Section 94 Contributions Plan (s2.4.1 Residential Development) requires a contribution for all new and/or additional dwellings, including secondary dwellings.

x) Subdivision

The Studio Unit – Secondary Dwelling must not be strata subdivided from the main dwelling.

3. Controls - STUDIO UNITS – Dual Occupancy**i) Mandatory Studio Units**

Where it has been indicated on the BDGs Plan, a mandatory studio unit shall be constructed over the garage on that particular lot. The mandatory studio unit is to be constructed at the time of construction of the dwelling.

ii) Non-Mandatory Studio Units

Refer to the BDGs Plan for lots where “non-mandatory” studio units are permitted. These are permitted but not required.

iii) Sizes and Dimensions

The studio unit shall be a minimum of 61 square metres and not more than 75 square metres in area and must have at least one window of 0.8m² in area overlooking any abutting lane or street. The maximum floor to ceiling height of a studio unit is 2.5m

iv) Uses

The studio unit must be designed to accommodate independent occupation with a pedestrian entry off the rear lane. Studio units should incorporate sleeping, bathroom and food preparation areas. Not more than one enclosed room suitable for use as a bedroom is permitted in the studio unit.

v) Car Parking

A total of 3 car parking spaces must be provided where a studio unit is included on an allotment.

vi) Overlooking

Windows must be placed to limit overlooking of adjacent lots, particularly overlooking of any principal private open space.

vii) Private Open Space

An outdoor private open space adjacent to a studio unit is permitted. If provided, it must be at the same level as the studio unit.

xi) Waste Collection

A waste bin storage area is to be provided that has capacity for up to 6 Council waste collection bins in a location that is not visible from the public domain.

A laneway waste bin collection area to accommodate at least 2 bins is to be provided that allows area for the placement of bins for collection outside the trafficable area of the rear lane.

viii) Development Contributions

ix) Section 94 contributions may be levied. Council's Section 94 Contributions Plan (s2.4.1 Residential Development) requires a contribution for all new and/or additional dwellings.

x) Subdivision

The studio unit – dual occupancy be strata subdivided from the dwelling.

2.7 PARKING AND ACCESS**1. Objectives**

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

2. Controls

a. Garage Controls

- i) Minimum internal dimensions for a single garage are 3.1m wide by 5.5m deep. Minimum internal dimensions for double garages are 5.8m wide by 5.5m deep.
- ii) The minimum garage door jamb width to be provided is:
 - 2.4m where access is gained without a turning movement
 - 2.75m where access is gained via a turning movement
 - 4.8m for a double door without a turning movement

Note: The above dimensions are based on an access aisle width of 7.0m. For each 0.4m reduction in the aisle width, there shall be a 0.1m increase in the door jamb width.

- iii) Access to lots subjected to building envelope or footprint controls is indicated on the BDGs Plan.
- iv) Garages may be built to the rear lane boundary or may be set back up to 1m from that boundary.
- v) Garage floor levels must comply with the maximum garage levels in Appendix 2

b. Driveway and Footpath Controls

- i) Driveways must comply with Council's Maximum driveway grades in Appendix 5
- ii) A single car driveway crossing is preferred outside the property boundary, however a curb crossing of up to 6m is permitted. Driveway widths are not restricted on rear lanes.
- iii) Driveways located behind the front boundary (on private property) must have a minimum width of 2.7 metres where it is to be used as a required car parking space or providing access to a required car parking space.
- iv) For corner allotments, the driveway entrance must be a minimum of 6 metres from the kerb tangent point.
- v) 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.
- vi) The footpath area must not be used for the storage of building materials and/or soil, and any damage occurring during construction must be repaired. The footpath area shall maintain a 4% grade from the boundary to the kerb and must be turfed.
- vii) Where altered, moved or damaged during construction, the footpath (including any concrete pathways, utility service pits and/or grates, kerb, gutter and any drainage pits) must be restored to their original condition

prior to occupation of the development. In addition, redundant laybacks must be reinstated to the existing kerb profile prior to occupation of the development.

- viii) Driveway crossings must have a slip resistant finish.
- ix) The maximum allowable driveway grades and crossfalls are:
 - The steepest allowable grade is 25%
 - The maximum allowable crossfall is 16%
 - The maximum allowable change of grade is 12% over 1.5m.
- x) Crossings should be located so as not to interfere with existing public utility infrastructure.
- xi) To optimise permeability, grassed median strips should be provided for all driveways to increase permeability and facilitate replenishment of ground water, reduce stormwater runoff and reduce the visual impact of hard paved surfaces.

c. Car Parking Controls

- i) A minimum of two (2) car parking spaces must be provided on each allotment.
- ii) Where the allotment contains a studio unit a minimum of 3 car parking spaces must be provided on the allotment.
- iii) The maximum allowable longitudinal grade and crossfall for a car parking space is 6.25% and 5% respectively. A longitudinal grade and crossfall of 3% is recommended for a disabled car space.

2.8 CUTTING, FILLING AND RETAINING WALLS

1. Objectives

- a) to ensure the design of development has regard to the site conditions, particularly slope and stability, and
- b) to minimise 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, and
- c) to minimise the amount of cut and fill and any associated adverse impacts from surface and/or stormwater flows.

2. Controls

a. Cut and Fill Controls

- i) The following controls apply to cut and fill:

- ii) The maximum depth of cut on any portion of the allotment shall be 1.0 metre. Cut areas may exceed 1.0 metre provided the retained sections are located within the confines of the external walls of the buildings.
- iii) The maximum depth of fill on any portion of the allotment shall be 1.0 metre.
- iv) The maximum grading of cut or fill shall be 45 degrees (1:1) where there is no retaining wall or no other method of stabilising cut or fill.
- v) Where the amount of fill exceeds 700mm below a slab on ground, a dropped edge beam at the perimeter of the slab shall be constructed to retain the fill.
Note: *The height of the cut is measured vertically at the cut face.*

b. Retaining Wall Controls

- i) Retaining walls over 600mm in height must be designed by a practising structural engineer.
- ii) Construction of retaining walls or associated drainage work along common boundaries must not compromise the structural integrity of any existing retaining walls or structures. All components, including footings and aggregate lines, must be wholly contained within the property.
- iii) A retaining wall that is visible from the street or public area must:
 - be constructed to a height no greater than 1.0 metre, and
 - be designed so that there is a minimum setback of 1.0 metre between retaining walls and landscaping is provided in the setback areas, and
 - be constructed of materials that do not detract from the streetscape.
- iv) No part of any retaining wall or its footings can encroach onto a drainage easement or transmission line easement unless approval from the appropriate consent authority is obtained.
- v) Any retaining walls required as part of the dwelling construction to control potential land stability and/or the structural integrity of adjoining properties, must be completed prior to occupation of the structure, at the discretion of the appropriate consent authority.
- vi) Excavation or filling requiring retaining shall be shored or retained immediately to protect neighbouring properties from loss of support and to prevent soil erosion.

Note: *The height of a retaining wall is the vertical distance between the top of the wall and finished ground level on the lower side of the retaining wall.*

2.9 FENCES

Objectives

The objectives are:

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

Controls

The following controls apply to fences:

1. Front Fence Controls

- i) Development consent is not required for fences in front of the primary (front) and secondary (corner lots) building lines with a maximum height of 1.0 m provided that they comply with the materials listed below.
- ii) Fences of a maximum height of 1.5 m in front of the primary (front) building lines will only be permitted to enclose Principal Private Open Space areas with development consent.
- iii) Fence posts and piers may extend above the height limits noted above.
- iv) Front gate posts, lych gates, and arbours are not limited in height and do not require development consent.

2. Secondary Fence Controls

- i) On all corner lots, the 1.0 m high front fence shall be continued around the corner (secondary street) for at least 4.0 m behind the front building line. The remainder of the fence shall have a maximum height of 1.5m. The Principle Private Open Space within the secondary building line may also be enclosed with a 1.5 m high fence. Exceptions to these controls are noted on the BDGs plan.
- ii) Fences that are 1.5 m high and adjacent to a driveway or road, require a 1.5 m splay and/or taper at the corner to provide satisfactory view lines for motorists leaving the property (see Figure 1 and 2 for an example of a splayed and tapered fence).

3. Side and Rear Fence Controls

- i) Development consent is not required for side and rear boundary fences with a maximum height of 1.8 m (and for the area tapered over 1.5 m forward of the primary building line) Provided that they comply with the materials listed below.
- ii) Note - The height of the fence includes the height of any associated retaining wall.
- iii) Where the side boundary and front fences are of different heights, the transition in height shall be tapered over 1.5 m forward of the primary building line (see Figure 2 for an example of a tapered fence).

4. Materials of front and secondary fence

- i) Fence materials are to be timber or metal pickets, piers with timber or metal pickets or hedges. Corrugated iron, Colorbond™ or similar metal fences are not permitted. Materials of piers can include natural stone, face-brick, and bagged or rendered brick.
- ii) Timber posts are generally to be at no more than 3.0 m centres, piers generally to be no more than 7.0 m centres. Decorative capping to timber posts and piers is encouraged.

5. Materials of side and rear fences

- i) Corrugated iron, Colorbond™ or similar metal fences are not permitted.
- ii) Fences along rear boundaries are to be constructed with no horizontal members facing a lane.
- iii) All fences are to be constructed of standard timber paling, with a minimum thickness of 15mm, no lap and capped construction is allowed.

Figure 2- Example of tapered fence

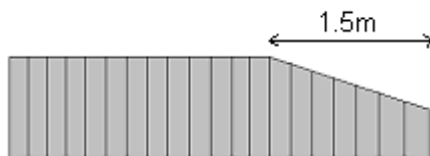
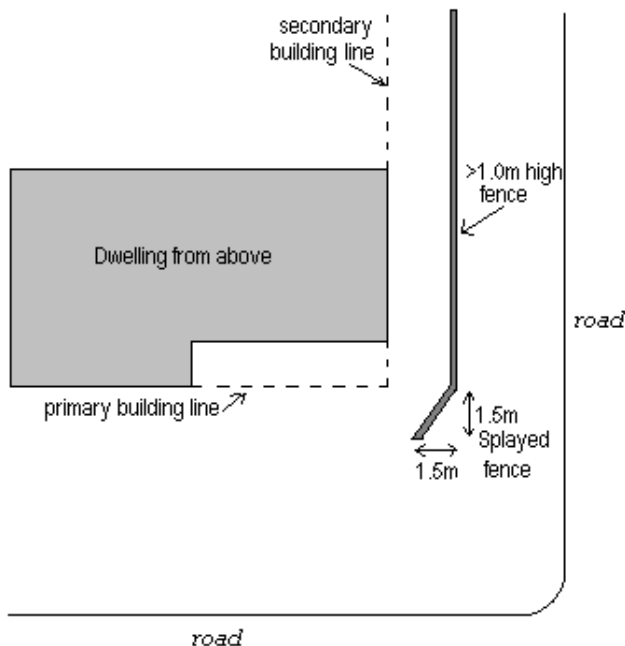


Figure 3- Example of splayed side fence



6. Fencing finishes

- i) All timber fencing must be painted
- ii) All metal picket style fences must be powder coated or covered with a suitable paint application prior to installation and cannot be left in a raw state.

2.10 LANDSCAPING**1. Objectives**

- a) to encourage tree retention to soften streetscape appearance and encourage biodiversity, and
- b) to create a pleasant and attractive living environment by promoting the use of landscaping, and
- c) to encourage appropriate design of dwellings and use of appropriate vegetation species that minimise the risk of bushfire.

2. Controls

- i) Council's Tree Preservation Order and any other relevant legislation (eg: Threatened Species) must be consulted for the proposed removal of any vegetation, including street trees.
- ii) For development located in a bushfire prone area or adjoining bushland (refer to Council's Customer Service Centre), Council must be consulted on the appropriate landscaping required. Fire tolerant species may be required and species lists can be obtained from Council.
- iii) Any dwellings and associated structures located within bushfire prone areas must be constructed in accordance with the best practice requirements outlined in the "Planning for Bushfire Protection" document produced by the NSW Rural Fire Service.

2.11 STORMWATER DRAINAGE, EASEMENTS AND FLOOD LEVELS**1. Objectives**

- a) to ensure development is designed having regard to existing or proposed drainage easements, and
- b) to ensure the structural integrity of existing and proposed structures is maintained, and
- c) to ensure all development is adequately drained and minimises adverse impacts from surface and/or stormwater flows.

2. Controls

a. Stormwater drainage

- i)** All roof water must be piped to the street gutter, rear lane, stormwater pipe or a drainage easement unless otherwise approved.
- ii)** Galvanized steel, sewer grade PVC pipe or “Corflow” spirally reinforced PVC pipe must be used from the property boundary to the kerb and gutter.
- iii)** Where existing connection points are not available in kerb and gutter, the kerb shall be saw cut to provide for the connection of the pipe. The saw cut shall ensure that a minimum of 50mm of cover is available on all 3 sides of the pipe to permit adequate strength and thickness for the cement finish.
- iv)** With normal kerb and gutter, a maximum 100mm diameter/height pipe/steel section shall be used to connect into the kerb. This will maintain a minimum 50mm cover. Flattening a larger pipe is unacceptable.
- v)** Where direct connection is proposed to a Council pit or pipeline, the opening shall only be made by either core drilling and/or saw cutting. The pipeline shall be inserted and cut flush and then mortar sealed. The work shall be inspected by the consent authority, giving 24 hours notice, prior to backfilling the trench and pipe.
- vi)** The finished floor level of any dwelling shall be at least 300mm above finished ground level or the dwelling shall be protected by an approved system of drainage.

b. Easements

- i)** No part of any structure, including footings and eaves overhang, shall encroach onto any transmission line easement or Council drainage easement without Council approval.
- ii)** Any structure adjoining an easement must be designed to withstand all forces should the easement be excavated to existing pipe invert level.
- iii)** Excavation associated with the development must not result in the loss of support of the drainage easement.
- iv)** Paths and driveways may be constructed over easements subject to Council approval.
- v)** Cut and fill platforms must not extend over a drainage easement.

c. Flood Prone land

- i) If the site may be affected by flooding or inundation, reference must be made to the *NSW State Governments Flood Plain Management Manual*. Further details can be obtained from Council's Technical Services Department.
- ii) Any development subject to flooding or inundation must comply with the requirements of Council's Floodplain Risk Management Policy (when adopted).

2.12 ENERGY EFFICIENCY/SOLAR ACCESS & WATER SENSITIVE DESIGN

The requirements of BASIX apply which aims to:

- a) To reduce potable water consumption, or
- b) To reduce greenhouse gas emissions, or
- c) To improve the thermal performance of buildings.

2.13 EROSION AND SEDIMENT CONTROL

1. Objectives

- a) to minimise soil erosion as a result of excavation and works as part of a development, and
- b) to control and minimise the spreading of sediment onto roads and into waterways.

2. Controls

- i) An Erosion and Sediment Control Plan must be submitted with all development applications where there will be site disturbance, excavation or filling. The erosion and sediment control plan must be in accordance with the requirements of *Soils and Construction Volume 1, Edition 4* (or subsequent amendments) prepared by the Department of Sustainable Natural Resources.
- ii) The approved sediment control plan measures must be installed prior to the commencement of any works and must not be removed until the disturbed areas on the site have been stabilised to the satisfaction of the appropriate consent authority. In addition adequate control measures must be implemented to prevent any dust nuisance originating from the site.
- iii) The site manager is responsible at all times for maintaining and checking the operations of all erosion and sediment controls and initiate repair or maintenance as required.

- iv) The amount of area to be cleared is to be kept to a minimum and as much vegetation left as possible. Install temporary fences around vegetation drip line to define 'no go' areas that are not to be disturbed.
- v) Install sediment fence(s) before work begins, along the low side of the site following contours.
- vi) All stormwater runoff must be contained wholly within the site, with the use of stabilisation channels used to divert water around the work site and not onto adjoining properties.
- vii) Establish a single stabilised entry/exit point. Clearly mark the access point and give an access map that has a delivery point indicated for all supplies.
- viii) Leave or lay a kerb-side turf strip (for example, the nature strip) to slow the speed of water flows and to trap sediment during construction of footpath crossings.
- ix) Topsoil must be stockpiled within the sediment controlled zone, located wholly within the property and not on the footpath. The height of the stockpile must be less than 2 metres.
- x) Stabilise exposed earth banks using vegetation and erosion control mats.
- xi) When excavating a trench, place excavated material upslope of the trench and limit the time the trenches are open to fewer than three days. Fill in, compact and re-turf all trenches immediately after services have been laid.
- xii) Any tracking of sediment onto the roadway or footpath must be immediately removed. Hosing down of roads and footpaths is not permitted.
- xiii) The site must be revegetated as soon as is practical.

2.14 WASTE MINIMISATION AND MANAGEMENT

1. Objectives

- a) to encourage the reuse and recycling of materials from building, construction and subdivision, and
- b) to encourage the efficient use of resources, efficient building techniques and minimisation of waste, and
- c) to reduce the environmental impacts of waste collection, storage and disposal, and
- d) to ensure proper management of hazardous and special waste during renovation and deconstruction.

2. Controls

- i) A waste management plan is required to be prepared for the following:

- demolition of a building or structure, or part of a building or structure
- major renovations
- vegetation removal and excavation
- construction of a building or structure
- subdivisions

Note: Details of the information contained in a Waste Management Plan as well as a sample Plan can be found in Council's Guidelines for Waste Minimisation and Management.

- ii) Waste management facilities or storage areas for waste containers must be designed and located:
 - to enable easy access for on-site movement and collection, and
 - to have adequate weather protection, where appropriate, be enclosed or undercover, and
 - be secure and lockable where appropriate, and
 - away from public places, or adequate screening must be provided.

- iii) Details of the legal requirements and health protection guidelines for the identification, handling, removal, transportation and disposal of materials containing asbestos and lead based paint are outlined in Council's Guidelines for Waste Minimisation and Management and must be complied with.

2.15 SWIMMING POOLS

1. Objectives

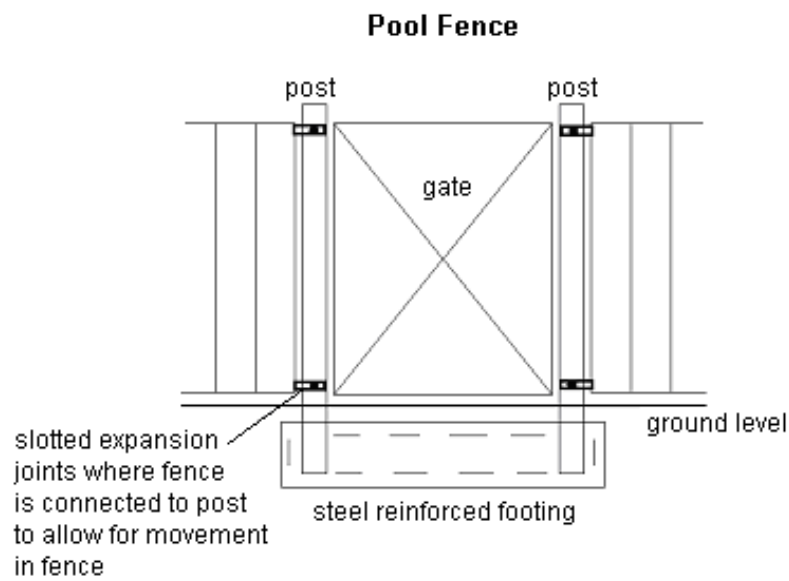
- a) to maximise the amenity of pool areas and minimise impacts on adjoining neighbours, and
- b) to ensure the safety of residents and pedestrians during pool installation, and
- c) to ensure the continued safety of residents and visitors to the site after construction.

2. Controls

- i) Swimming pools must be setback a minimum of 900mm from the side and rear property boundaries to the edge of the water or decking/coping whichever is the closer.
- ii) Pools and pool fencing must comply with the requirements of Australian Standard AS1926-Swimming pool safety and the Swimming Pool Act 1992 and Regulations.

- iii) The pool gate must be reinforced with strip footing between the gate posts and slotted expansion joints provided where the fence connects to the gate posts (see Figure 3).

Figure 4 - Pool Fence



Appendix 1 BDG's Plans

Schedule of Stages & Relevant Development Approvals

Stage	DA No.
1B1	741/2002
1B2 & 1B4	741/2002
1B3 & 1B5	462/2001
1B6	97/2007
2A-1	741/2002
2A-2	414/2014
2B	741/2002
5A	741/2002
5B	741/2002
VC1	16/2015
5C	741/2002

The above table details the completed stages of development within Tullimbar and the Development Approval Number that authorised the development of that stage. Each of the stages listed here has a corresponding BDG's Plan attached within this Appendix. As new stages of development are completed, the approved BDG's Plan for that stage is to be attached to this Appendix and the Stage Number and the corresponding Development Approval Number added to the bottom of this table.

Tullimbar Stage Plan

TULLIMBAR STAGE PLAN



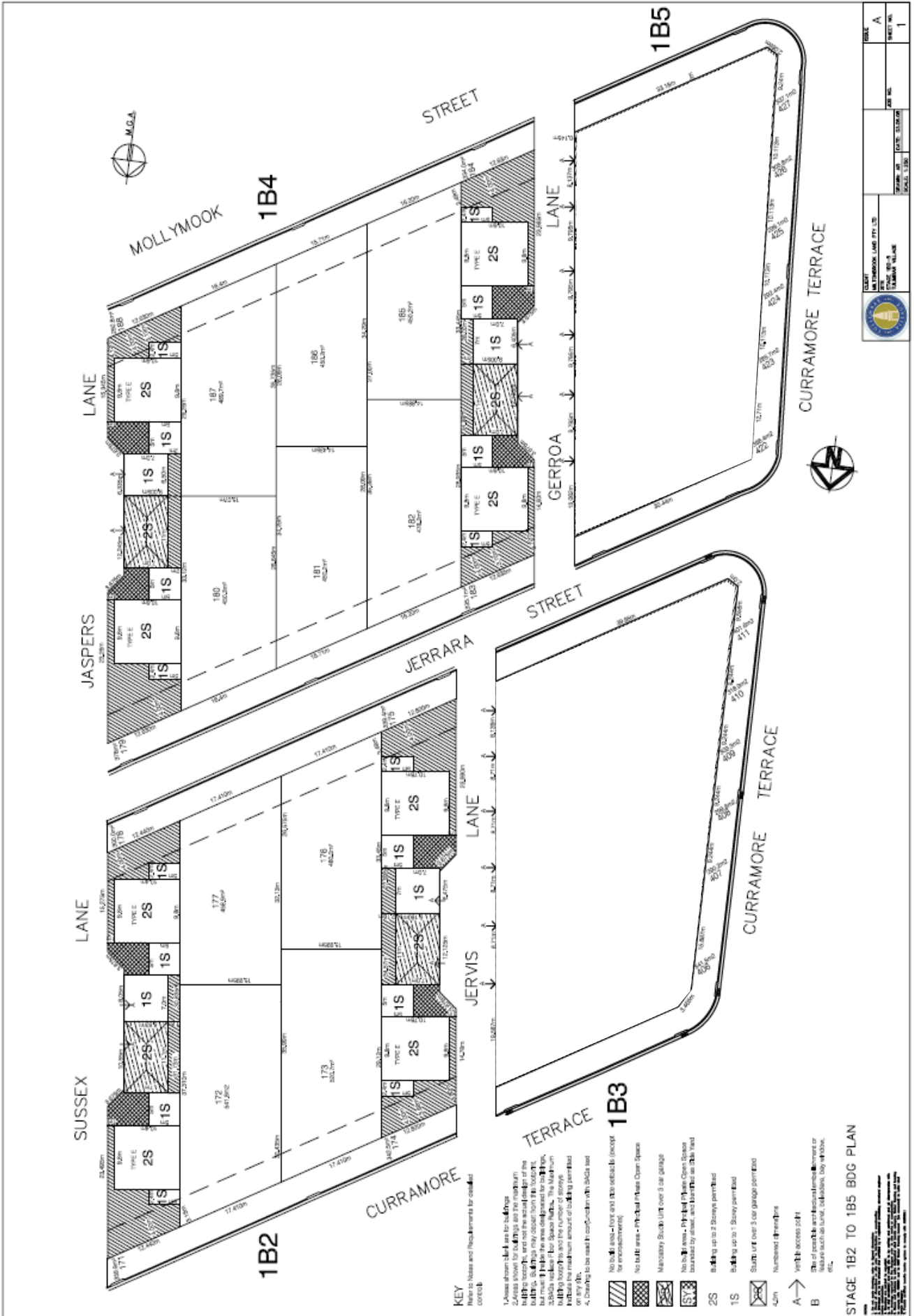
Stage 1B1 BDG's Plan



Note: Page to be printed to A1 size

<small>NOTES:</small> 1. Check scale drawings, refer to panel dimensions 2. Check all dimensions on this plan to be consistent in construction 3. Check all the dimensions and verify to the correct engineering before construction 4. Dimensions are in millimetres unless otherwise stated 5. All dimensions are to the centre line of the wall and all dimensions shall be always reported to the centre point to the wall or to the centre line of the wall 6. Check all dimensions and verify to the correct engineering before construction 7. Check all dimensions and verify to the correct engineering before construction	CLIENT: MILTONEROCK LAND PTY LTD	DRAWN: J.D. SCALE: 1:200	SHEET NO: 1.
	SITE: STAGE 1B1 TULLIMBAR VILLAGE Revised BDG's Plan	AREA NO: BDG-ST1B1 - Rev F	SIZE: F

Stage 1B2 & 1B4 BDG's Plan



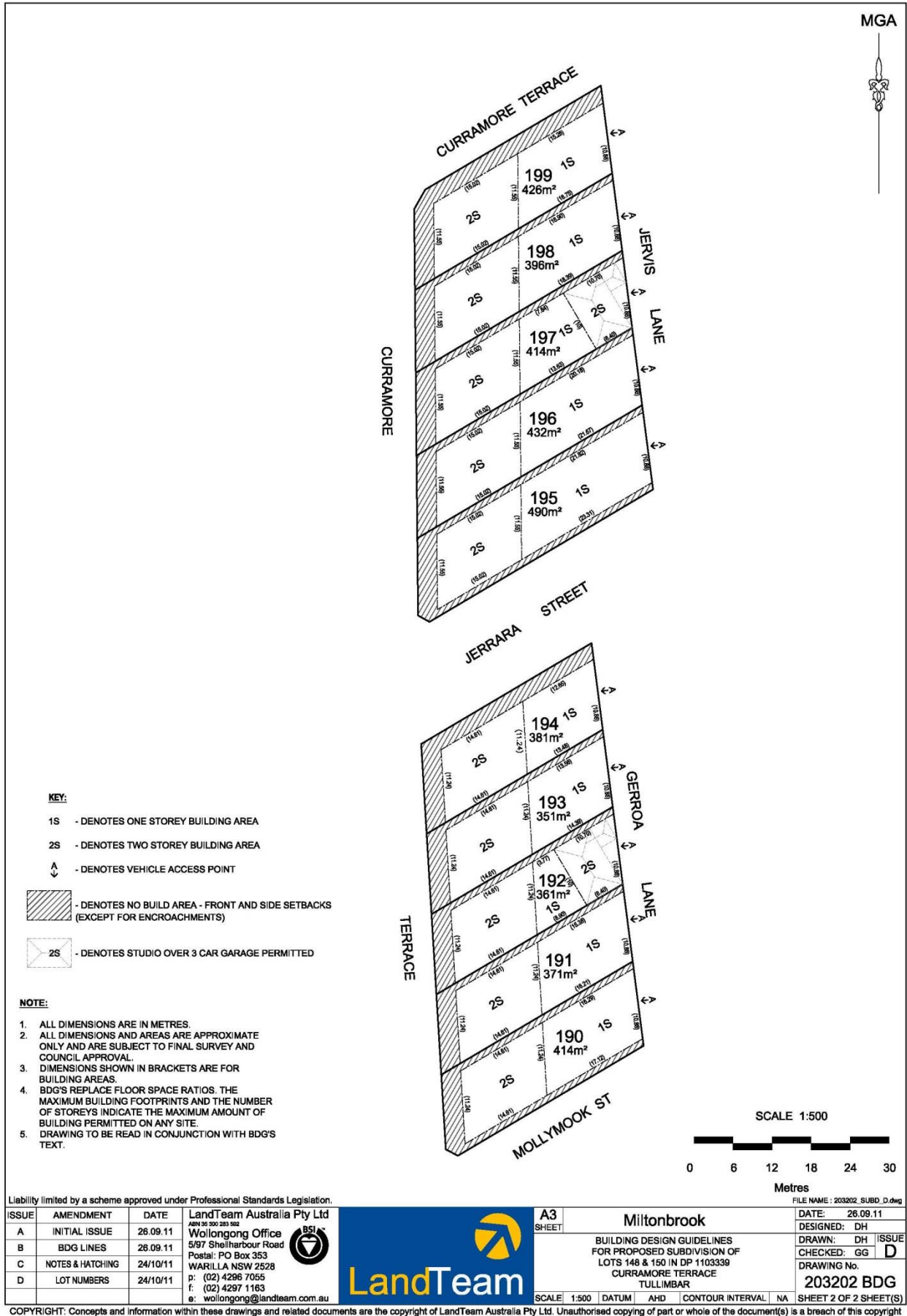
KEY
Notes, Notes and Requirements for construction

- 1. Areas shown in blue are for building
- 2. Areas shown in green are for landscaping
- 3. Areas shown in yellow are for the building footprint, and are the actual location of the building. Buildings may depart from the footprint, but must fit within the area designated for building.
- 4. All buildings must be constructed in accordance with the Building Code of Australia (BCA) and the relevant state or territory building legislation.
- 5. All buildings must be constructed in accordance with the BCA and the relevant state or territory building legislation.
- 6. All buildings must be constructed in accordance with the BCA and the relevant state or territory building legislation.

- 1B3**
- NO BALCONY - NOY AND NOT ACCESSIBLE (except for enclosures)
- NO BALCONY - NOY AND NOT ACCESSIBLE (except for enclosures)
- NO BALCONY - NOY AND NOT ACCESSIBLE (except for enclosures)
- Mandatory Smoke Unit over 3 car garage
- No balcony - Private In-line Open Space bounded by walls, and built on an open lot
- Building up to 2 Storeys permitted
- Building up to 1 Storey permitted
- Start unit over 3 car garage permitted
- Numbered dimensions
- Vertical access path
- Site of residential development or building on lot, including driveway, etc.

STAGE 1B2 TO 1B5 BDG PLAN

Stage 1B3 & 1B5 BDGs Plan



Stage 1B6 BDG's Plan

Note: Stage to be printed for A1 size

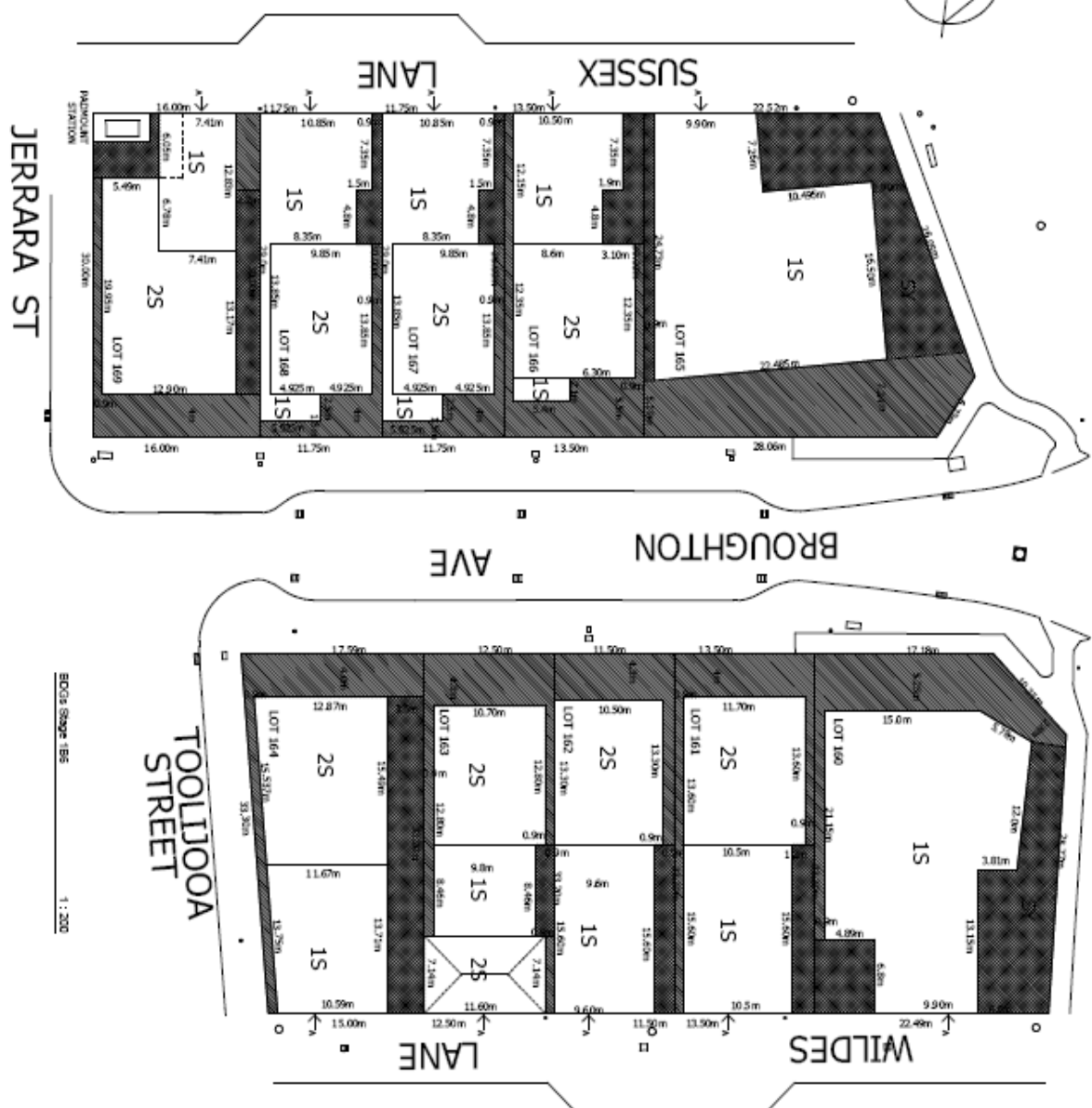
- 1. All buildings must be constructed in accordance with the Building Code of Australia (BCA) and the relevant State Planning Instrument (SPI).
- 2. All buildings must be constructed in accordance with the relevant State Planning Instrument (SPI).
- 3. All buildings must be constructed in accordance with the relevant State Planning Instrument (SPI).
- 4. All buildings must be constructed in accordance with the relevant State Planning Instrument (SPI).
- 5. All buildings must be constructed in accordance with the relevant State Planning Instrument (SPI).
- 6. All buildings must be constructed in accordance with the relevant State Planning Instrument (SPI).
- 7. All buildings must be constructed in accordance with the relevant State Planning Instrument (SPI).
- 8. All buildings must be constructed in accordance with the relevant State Planning Instrument (SPI).
- 9. All buildings must be constructed in accordance with the relevant State Planning Instrument (SPI).
- 10. All buildings must be constructed in accordance with the relevant State Planning Instrument (SPI).

KEY

Refer to Notes and Requirements for Detailed Controls

1. Areas shown/labelled are for building
2. Areas shown for building with site retention building footprint. Buildings may depart from the footprint but must fit inside the area designated for buildings.
3. EDO's include Floor Space Index, The Maximum Building Coverage and the number of storeys. The maximum building coverage and the number of storeys are shown in the diagram. The maximum building coverage and the number of storeys are shown in the diagram.
4. Changes to be used in conjunction with EDO's and

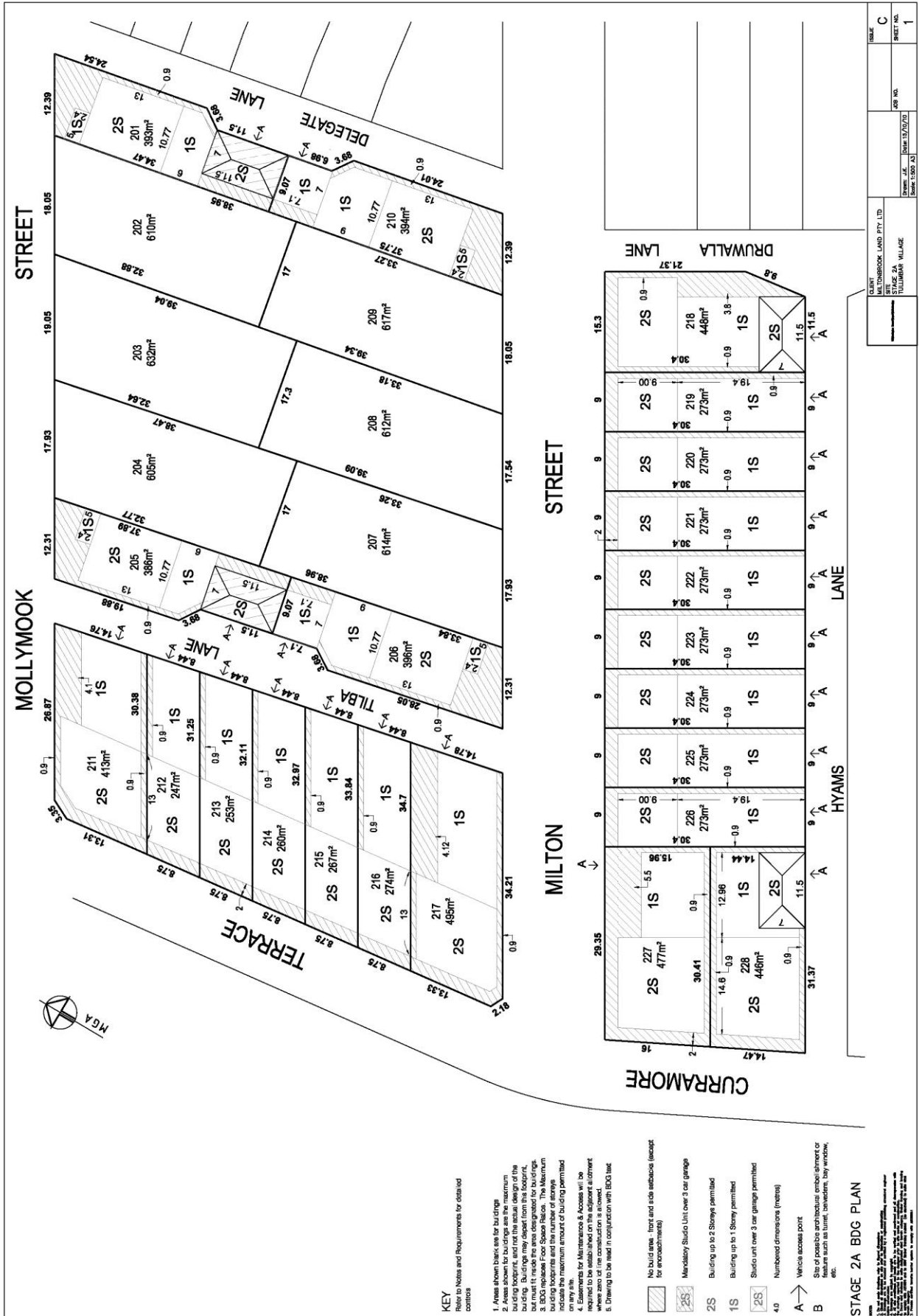
No build area - front set back (except for encroachment)
 No build area - through three open spaces
 No build area - through three open spaces
 No build area - through three open spaces
 No build area - through three open spaces
 Building up to 1 Storey permitted
 Building up to 2 Storey permitted
 Single Unit over 3 or more permitted
 National Reserve
 Vehicle access point
 Site of possible architectural embellishment or feature such as fence, bollards, tree window etc.
 MSU (Main Development Unit)



EDCs Stage 1B6
1:200

DATE	DESCRIPTION	BY	CHECKED
08/01/2024	ISSUE FOR PERMIT	J. SMITH	M. JONES
01/01/2024	PRELIMINARY	J. SMITH	M. JONES
01/01/2024	PRELIMINARY	J. SMITH	M. JONES
01/01/2024	PRELIMINARY	J. SMITH	M. JONES

Stage 2A BDG's Plan



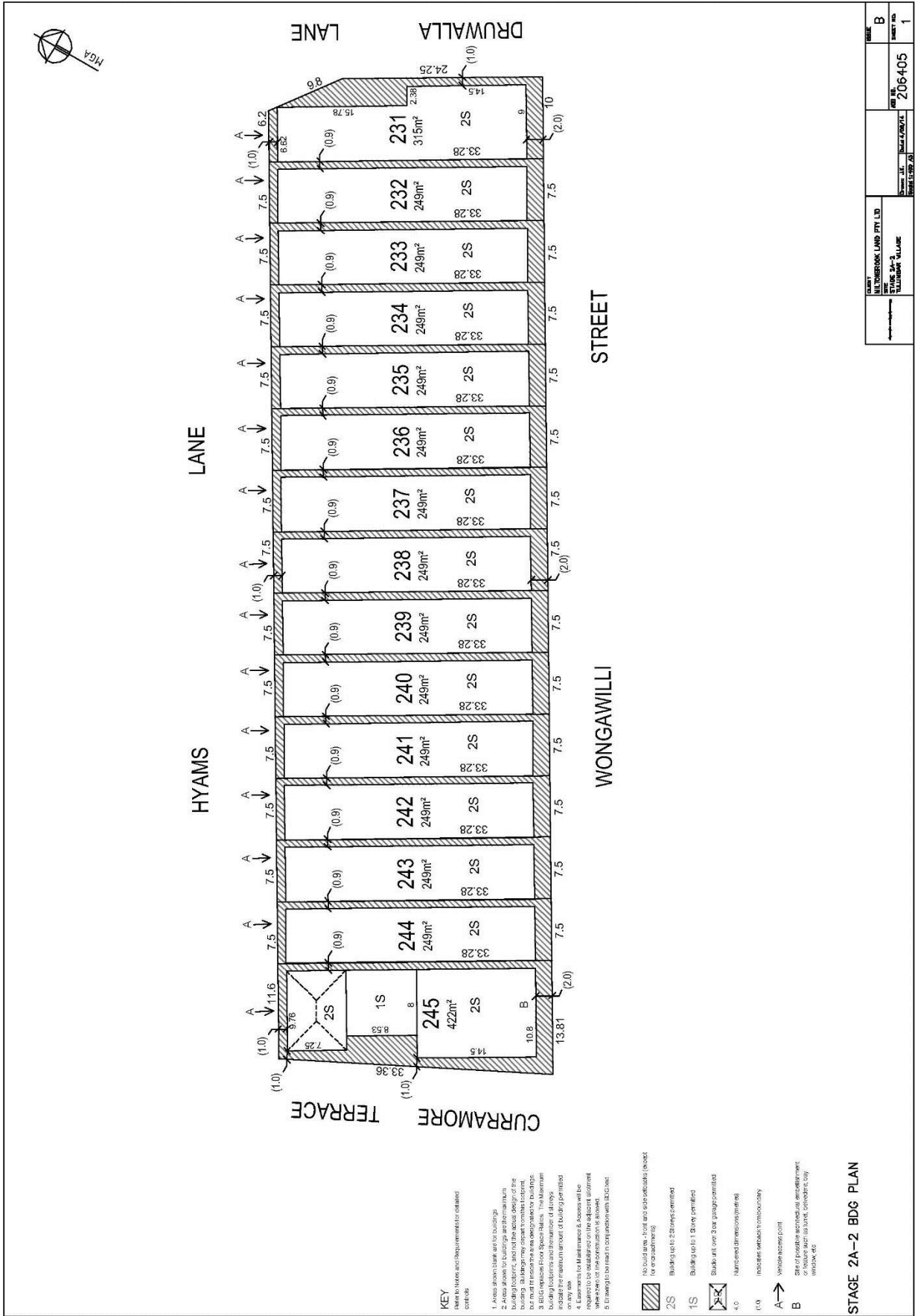
- KEY**
Refer to Notes and Requirements for detailed controls
1. Areas shown dark grey are for building.
 2. Areas shown for buildings are the maximum building footprint. Buildings may depart from this footprint, but must fit inside the area designated for buildings.
 3. BDG's replace Floor Space Ratio. The Maximum building footprint and the number of storage units are the maximum amount of building permitted on any site.
 4. Easements for Maintenance & Access will be required to be established on the adjacent allotment when zero of line construction is shown.
 5. Shading to be used in conjunction with BDG's.
- No build area: front and side setbacks (except for encroachments)
 - Mandatory Studio Unit over 3 car garage
 - 2S: Building up to 2 Storeys permitted
 - 1S: Building up to 1 Storey permitted
 - 2S: Studio unit over 3 car garage permitted
 - 4.0: Numbered dimensions (metres)
 - A: Vehicle access point
 - B: Site of possible architectural embellishment or feature such as turret, bay window, bay window, etc.

STAGE 2A BDG PLAN

DATE: 12/01/2023
 DRAWN: JAC
 CHECKED: JAC
 DATE: 12/01/2023

CLIENT	METROBROCK LAND PTY LTD	TABLE	C
PROJECT	STAGE 2A TULLIMBAR VILLAGE	SHEET NO.	1
JOB NO.			

Stage 2A-2 BDG's Plan



PLAN NO.	206405
DATE	1
PROJECT NAME	STAGE 2A-2 TULLIMBAR VILLAGE
CLIENT	MELBOURNE LAND CITY LTD
SCALE	B

STAGE 2A-2 BDG PLAN

Stage 2B BDG's Plan



KEY
 Refer to Notes and Requirements for detailed controls

1. Areas shown blank are for buildings
2. Areas shown for buildings are the maximum building footprint, and not the actual design of the building. Buildings may depart from this footprint, but must fit inside the area designated for buildings.
3. BDG's replace Floor Space Ratios. The Maximum building footprint and the number of storeys indicate the maximum building footprint, height and storeys permitted.
4. Easements for Construction & Maintenance will be required to be established on the adjacent allotment where zone to be constructed is allowed.
5. Drawing to be read in conjunction with BDG text.



FILE NAME: 2070500000 subdivider data of E, BDG 01-D and 04US-D of E and LAND OUT TO-C-D.dwg

Stage 5A & 5B BDG's Plan



- LEGEND**
- No build area
 - Optional Studio Unit over garage permitted
 - 2S Building 1 or 2 Storeys permitted
 - 1S Building of 1 Storey only permitted
 - A → Vehicle access
 - Mandatory Studio Unit over garage

BUILDING DESIGN GUIDELINES (BDG)
Refer to Notes and Requirements for detailed contents

1. Areas shown blank are for buildings
2. Areas shown for buildings are the maximum building footprint, and not the actual building footprint. Buildings must be set back from the footprint, but must fit inside the area designated for building.
3. BDG indicates Floor Space Ratios, The Maximum building footprint and the number of storeys indicate the maximum amount of building permitted on any site.
4. Easements for Construction & Maintenance will be required to be established on the adjacent allotment where zero lot line construction is allowed.
5. Drawing to be read in conjunction with BDC text

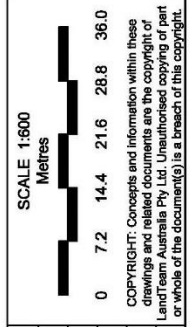
FILE NAME: 207443-5a-5b BDG plan 01-14.dwg

DATE:	22/05/2015
SURVEYED:	N/A
DRAWN:	JAK
CHECKED:	PDR
DRAWING NO.	207443-TS01
SHEET	1 OF 1 SHEET(S)

A3 SHEET	FOUNTAINDALE
BUILDING DESIGN GUIDELINES (BDG) PLAN	
STAGE 3 - TULLIMBAR	
DATUM	N/A
CONTOUR INTERVAL	N/A

LandTeam

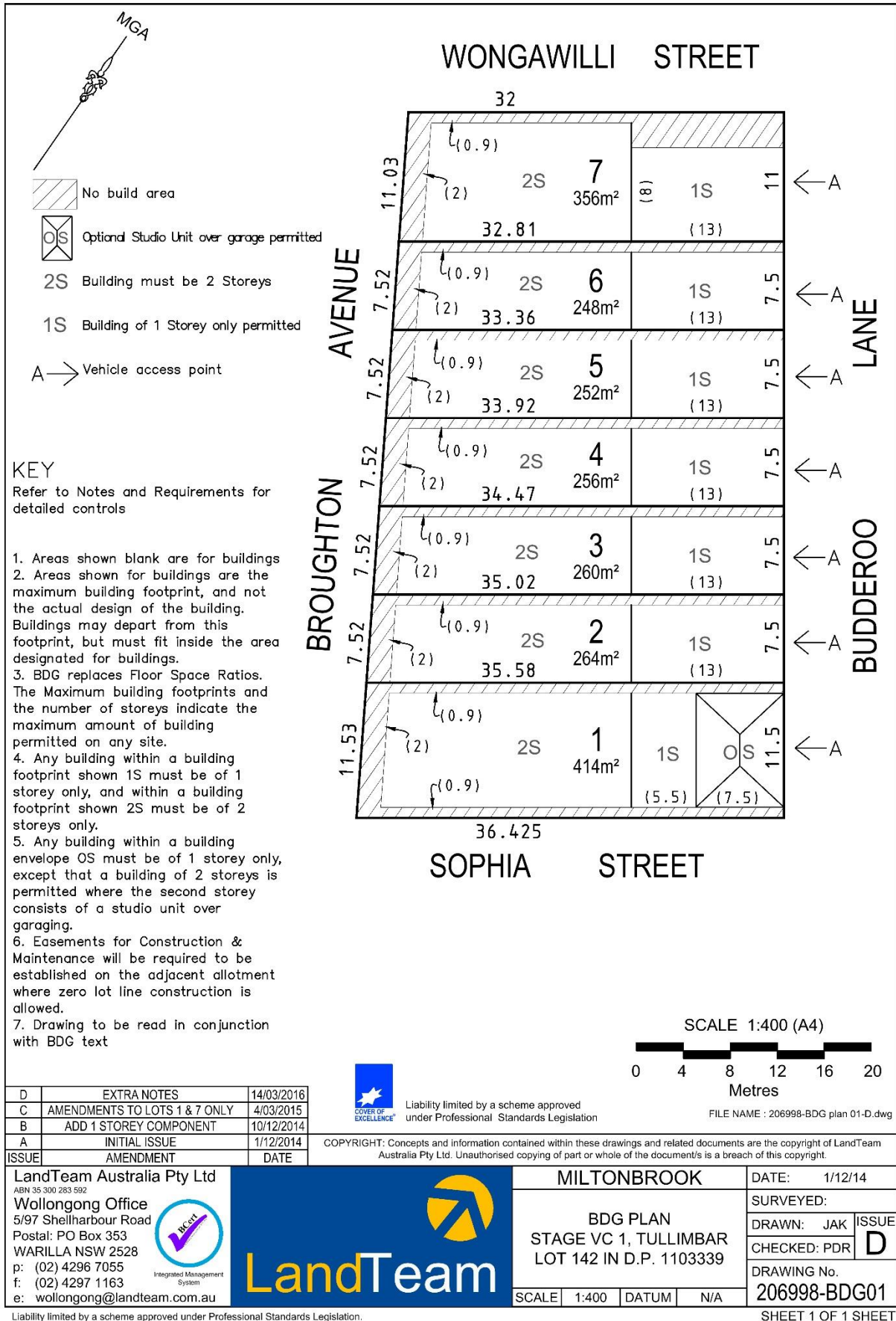
LandTeam Australia Pty Ltd
 4881 55 560 263 522
 Wollongong Office
 5/97 Shellharbour Road
 WARRILLA NSW 2528
 P: (02) 4296 7055
 F: (02) 4297 1163
 E: wollongong@landteam.com.au



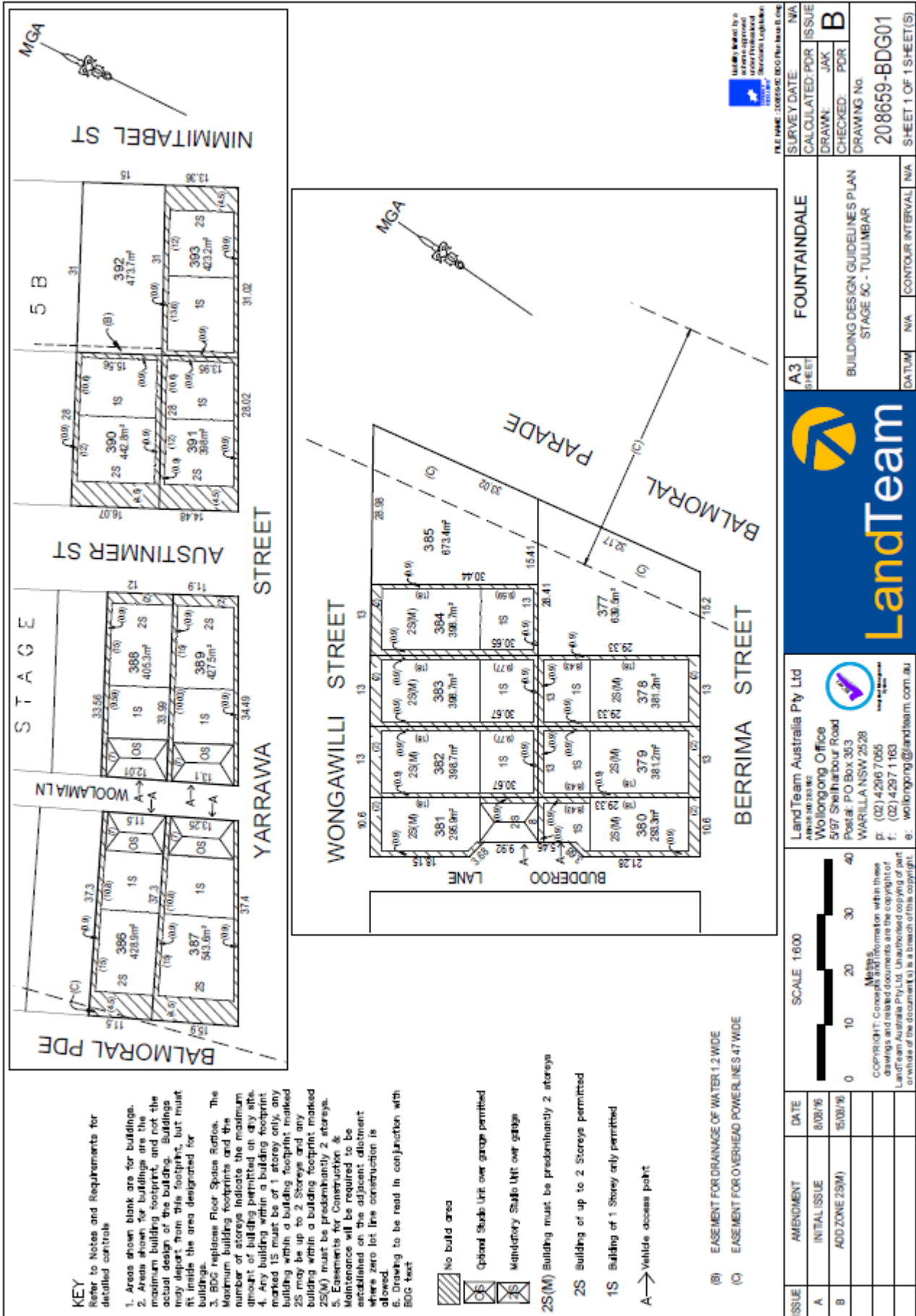
ISSUE	AMENDMENT	DATE
A	INITIAL ISSUE	22/05/15

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Stage VC1 BDG's Plan



Stage 5C BDG's Plan



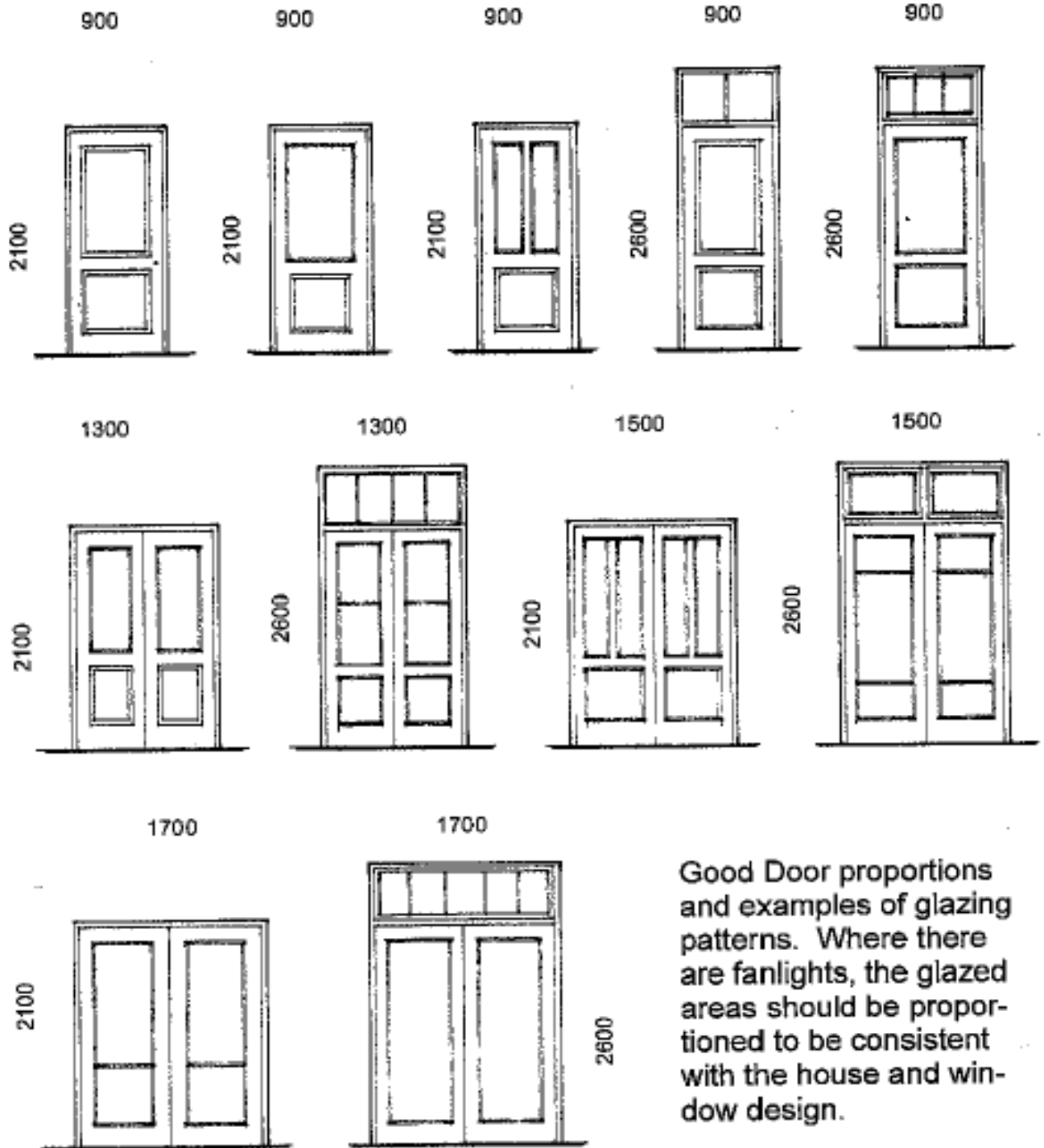
Appendix 2 Maximum garage levels

Distance from Kerb to Garage (X)	STANDARD KERB		ROLL KERB	
	Standard Kerb - UP Height above kerb <i>invert</i>	Standard Kerb - DOWN Height below kerb <i>invert</i>	Roll Kerb - UP Height above top of kerb	Roll Kerb - DOWN Height below top of kerb
5.90m - 6.04m	$((X-3.05) \times 0.120) + 0.275$	$((X-3.05) \times 0.070) - 0.192$	$((X-3.05) \times 0.120) + 0.116$	$((X-3.05) \times 0.070) - 0.116$
6.05m - 7.54m	$((X-4.55) \times 0.160) + 0.455$	$((X-4.55) \times 0.120) - 0.087$	$((X-4.55) \times 0.160) + 0.296$	$((X-4.55) \times 0.120) - 0.011$
7.55m - 9.04m	$((X-6.05) \times 0.240) + 0.695$	$((X-6.05) \times 0.190) + 0.093$	$((X-6.05) \times 0.240) + 0.536$	$((X-6.05) \times 0.190) + 0.169$
9.05m - 10.54m	$((X-7.55) \times 0.250) + 1.055$	$((X-7.55) \times 0.240) + 0.378$	$((X-7.55) \times 0.250) + 0.896$	$((X-7.55) \times 0.240) + 0.454$
10.55m+	$((X-7.55) \times 0.250) + 1.055$	$((X-9.05) \times 0.250) + 0.738$	$((X-7.55) \times 0.250) + 0.896$	$((X-9.05) \times 0.250) + 0.814$
5.90	0.617	0.008	0.458	0.084
6.05	0.695	0.093	0.536	0.169
7.55	1.055	0.378	0.896	0.454
9.05	1.430	0.738	1.271	0.814
9.60	1.568	0.870	1.409	0.946
9.76	1.608	0.908	1.449	0.984
10.00	1.668	0.966	1.509	1.042
10.50	1.793	1.086	1.634	1.162
10.55	1.805	1.113	1.646	1.189
11.00	1.918	1.226	1.759	1.302
11.50	2.043	1.351	1.884	1.427
12.00	2.168	1.476	2.009	1.552
12.50	2.293	1.601	2.134	1.677
13.00	2.418	1.726	2.259	1.802
13.50	2.543	1.851	2.384	1.927
14.00	2.668	1.976	2.509	2.052
14.50	2.793	2.101	2.634	2.177
15.00	2.918	2.226	2.759	2.302
15.50	3.043	2.351	2.884	2.427
16.00	3.168	2.476	3.009	2.552
16.50	3.293	2.601	3.134	2.677
17.00	3.418	2.726	3.259	2.802
17.50	3.543	2.851	3.384	2.927
18.00	3.668	2.976	3.509	3.052
18.50	3.793	3.101	3.634	3.177
19.00	3.918	3.226	3.759	3.302
19.50	4.043	3.351	3.884	3.427
20.00	4.168	3.476	4.009	3.552

Appendix 3 Maximum garage levels (for stacked car parking only)

Distance from Kerb to Garage (X)	STANDARD KERB		ROLL KERB	
	Standard Kerb - UP Height above kerb <i>invert</i>	Standard Kerb - DOWN Height below kerb <i>invert</i>	Roll Kerb - UP Height above <i>top</i> of kerb	Roll Kerb - DOWN Height below <i>top</i> of kerb
9.00m - 10.04m	$((X-9.00) \times 0.120) + 0.989$	$((X-9.00) \times 0.120) + 0.447$	$((X-9.00) \times 0.120) + 0.830$	$((X-9.00) \times 0.120) + 0.523$
10.05m - 11.54m	$((X-10.05) \times 0.160) + 1.175$	$((X-9.00) \times 0.120) + 0.447$	$((X-10.05) \times 0.160) + 1.016$	$((X-9.00) \times 0.120) + 0.523$
11.55m - 13.04m	$((X-11.55) \times 0.240) + 1.535$	$((X-11.55) \times 0.190) + 0.858$	$((X-11.55) \times 0.240) + 1.376$	$((X-11.55) \times 0.190) + 0.934$
13.05m - 14.54m	$((X-13.05) \times 0.250) + 1.964$	$((X-13.05) \times 0.240) + 1.218$	$((X-13.05) \times 0.250) + 1.805$	$((X-13.05) \times 0.240) + 1.294$
14.55m+	$((X-13.05) \times 0.250) + 1.964$	$((X-14.55) \times 0.250) + 1.647$	$((X-13.05) \times 0.250) + 1.805$	$((X-14.55) \times 0.250) + 1.723$
9.00	0.989	0.447	0.830	0.523
9.60	1.061	0.519	0.902	0.595
10.05	1.175	0.573	1.016	0.649
10.50	1.247	0.627	1.088	0.703
11.00	1.327	0.687	1.168	0.763
11.55	1.535	0.858	1.376	0.934
12.00	1.643	0.944	1.484	1.020
12.50	1.763	1.039	1.604	1.115
13.05	1.964	1.218	1.805	1.294
13.50	2.077	1.326	1.918	1.402
14.00	2.202	1.446	2.043	1.522
14.55	2.339	1.647	2.180	1.723
15.00	2.452	1.760	2.293	1.836
15.50	2.577	1.885	2.418	1.961
16.00	2.702	2.010	2.543	2.086
16.50	2.827	2.135	2.668	2.211
17.00	2.952	2.260	2.793	2.336
17.50	3.077	2.385	2.918	2.461
18.00	3.202	2.510	3.043	2.586
18.50	3.327	2.635	3.168	2.711
19.00	3.452	2.760	3.293	2.836
19.50	3.577	2.885	3.418	2.961
20.00	3.702	3.010	3.543	3.086

Appendix 4 Door type schedule



Good Door proportions and examples of glazing patterns. Where there are fanlights, the glazed areas should be proportioned to be consistent with the house and window design.

Appendix 5 Maximum Driveway Grades

