RAVENSWOOD
TULLIMBAR

BALMORAL PARADE PTY LTD

STAGE 8C

BUILDING DESIGN GUIDELINES

October 2025

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APPENDIX

1.0 GENERAL

1.1 Name of the Plan

This document (Plan) is known as Ravenswood Tullimbar (Balmoral Parade Pty Ltd) Stage 8C Building Design Guidelines (BDG's) endorsed by Shellharbour City Council (Council) on 17.02.2026.

The Plan has two components; the written text and the accompanying Appendices, they should be read together.

1.2 Land to Which the BDGs Apply

This Plan applies to all new development, redevelopment, alterations or additions for residential lots less than 450sqm on part Lot 574 DP 1280625 (previously Lot 558 DP 1277989) of Stage 8C of the Ravenswood Estate Tullimbar, as shown on the Site Plan in Appendix A.

1.3 Relationship to Other Planning Instruments

The provisions of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and *Environmental Planning and Assessment Act Regulation 2021 (EP&A Regs)*, the *Local Government Act 1993, the Building Code of Australia , Australian Standards* 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 BDGs is to provide a set of design provisions and controls 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, outbuildings, fences and retaining walls on small lots less than 450sqm in area in Stage 8C of the Ravenswood Estate, Tullimbar.

1.5 Objectives

- To achieve good streetscape outcomes.
- To achieve a consistent design character.
- To contribute to the visual character and social interaction of the neighbourhood.
- To allow for landscaping and open space to enhance the streetscape with a garden character.
- To reduce overlooking and overshadowing.
- To create useable private open spaces.
- To enhance solar access to dwellings.
- To maximise passive surveillance and enhance community safety.
- To generate good environmental outcomes.
- To provide for a range of housing preferences and needs.
- To provide certainty to property owners regarding development outcomes.

2.0 CONTROLS FOR RESIDENTIAL DEVELOPMENT

This Plan provides a set of design provisions and controls 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 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 reasonable alternative location or design is not available; and
- compliance with the controls is considered unreasonable or unnecessary in the particular circumstances; and
- the amenity of the neighbours, streetscape or locality will not be detrimentally affected; and
- the proposed development will not create an unsafe or unpleasant situation.

The approach in Stage 8C is to provide a different housing product to accommodate the steep topography of the site, activate the southern perimeter road and provide a good design outcome on the site.

The Site Plan also shows the location of the zero lot lines and easements and the vehicular access in Stage 8C of the Ravenswood Estate. Images of concept house designs and the street view are located in Appendix B of the BDG's.

2.1 Built Form

Objectives

- Ensure the home design suits the block of land.
- Ensure the design contributes positively to an attractive and cohesive streetscape.
- Ensure visual and acoustic privacy of nearby residents.
- Enhance amenity by optimizing sunlight to habitable rooms and private open space areas.
- Create useable private open spaces to enhance the residential amenity and promote outdoor living and functionality.
- Ensure the design achieves BASIX requirements to generate good environmental outcomes.

- Ensure adequate off-street parking and suitable vehicle access.
- Provide for a range of housing preferences and needs.

Controls

a. Floor Space Ratio

There is no specified Floor Space Ratio (FSR) for lots in the Tullimbar Urban Release Area. The building envelopes or footprint controls for Lot 8018, Lot 8019, Lot 8020 and Lot 8023 , being less than 450m2, are shown on the BDG Plan in Appendix A.

b. Building Footprint

The maximum building footprint for the allotments is determined by the slope, setback requirements, vehicle access and parking, private open space areas and landscaped areas. All encroachments shall remain within the side setback.ie: within 200mm for zero lots and within 900mm for standard lot setback.

c. 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

The maximum number of storeys is two (2). Specific design merit considerations will apply for lots with an average slope of over 20%. 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.

iii) Ceiling Height

The main ground floor area of a dwelling shall have a minimum floor to ceiling height of 2400mm.

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.

d. Boundary Setbacks

i) Front Street Setbacks

The minimum setback for the front wall of the dwelling is 3.5m with projections up to 500mm into the front setback.

Garage setbacks from the front boundary are to be a minimum of 5.5m.

ii) Secondary Street Setbacks (Corner Lots)

The minimum setback from secondary street boundaries is 2m with up to 500mm of articulation allowable in the setback for up to 50% of the wall length.

Garage setbacks from the front boundary are a minimum of 5.5m.

iii) Minimum Side Boundary Setbacks

One side of the dwelling may be built to the side boundary.

Where a dwelling includes a zero lot line wall then:

- The external zero lot line wall shall be constructed no more than 200mm from the property boundary.
- The gutter & drainage are to be fully contained within the allotment.
- Where there is a zero lot line, the corresponding boundary must have an easement for construction and maintenance.

Where a dwelling does not propose a zero lot line wall there must be a minimum 900mm side setback.

Any dwelling with a side boundary setback of less than 900mm must comply with the relevant requirements of the BCA.

iv) Rear Setbacks

The lower level of the home shall be set back a minimum of 3m from the rear boundary.

The upper levels wall shall be set back at least 4.5m from the rear boundary.

A corner block may have a minimum 900mm rear setback with a 200mm setback for a garage.

Both lower and upper level setbacks must be inclusive of any awnings, balcony's and the like. There must be no protrusion of any structure past the required setbacks on both floors.

v) Encroachments into front and side street setbacks

Open, lightweight structures attached to dwellings, such as window hoods, verandahs or pergolas (excluding carports), may encroach up to 500mm into the ”No Build Area” of the front and side boundaries.

vi) 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 roof pitch angle shall be between 22 degrees and 40 degrees with simple forms except for skillion roofs 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.

f. Front Verandah

The home must have a front verandah or covered entry.

g. Passive Surveillance

A dwelling must have at least one window of 0.8m² in area overlooking the street to allow for passive surveillance.

h. Waste Collection

A waste bin /storage area is to be provided within the boundary of each property, not visible from the public domain and not obstructing the street.

2.2 Building Materials, Colours and Proportions

Objectives

- To achieve good streetscape outcomes.
- To achieve a consistent character.
- To contribute positively to the streetscape.

Controls

i) Roofing

a) Roofs will be clad in pre-painted corrugated metal sheeting or roof tiles.

b) 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

Windows can be of vertical or horizontal proportions.

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 or iron joints with no tooling.

v) Cladding

No sheet metal cladding is allowed other than on the roof and window hoods.

Cladding can be vertical or horizontal.

vi) Doors

All front doors must be of solid timber construction with a painted finish.

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.

Appendix B contains concept streetscape perspectives to illustrate how the development will present to the street.

2.3 Dwelling Layout

Objectives

- To achieve good streetscape outcomes.
- To achieve a consistent design character.
- To enhance passive surveillance and community safety.
- To achieve opportunities for community interaction.
- To protect visual and acoustic privacy of nearby residents.
- To maximize the effective use of sunlight.
- To promote energy efficiency in residential development.

Controls

i) One habitable room shall address the primary street frontage, preferably opening onto a verandah or terrace 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 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.

iii) Dwellings are to be designed to minimise noise transfer and overlooking.

iv) Internal storage located within the floor plan of the dwelling shall be 10m3 for 3-4 bedrooms, 8m3 for 2 bedrooms and 6m3 for 1 bedroom dwellings.

v) Shadow diagrams must be provided for two storey dwellings with each house design.

2.4 Principal Private Open Space

Objectives

- To provide useable private open spaces areas and balconies to enhance residential amenity.
- To maximise the liveability of dwellings and enjoyment of residents.
- To enhance solar access to dwellings.
- To provide private open space that is integrated with indoor living areas to promote outdoor living and functionality.
- To create private open space areas that provide visual privacy to residents and neighbours.

- To generate good environmental outcomes.

Controls

A principal private open space area must contain an area of at least 20 square metres, with a minimum dimension of 3.0 metres, directly accessible from one of the indoor living areas of a dwelling. Such areas must be free of any obstructions (i.e. steps, supporting posts, garbage bins, clothes lines etc).

The private open space areas must provide visual and acoustic privacy for residents and neighbours.

2.5 Sunlight

Objectives

- To enhance amenity by optimizing sunlight to habitable rooms and private open space areas.
- Decorative awnings or sunscreens made from timber or metal help prevent extreme sunlight.

Controls

i) 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).

ii) Where this cannot be achieved a similar sized area of private open space within the lot must receive at least 3 hours of sunlight between 9am and 3pm.

iii) Shadow diagrams must be submitted with each dwelling design demonstrating compliance.

2.6 Parking and Access (Driveways)

Objectives

- To provide adequate on-site parking and maneuvering of vehicles for residents and visitors and to reduce the need for street parking.
- To integrate garages, car parking areas and driveways into the overall development design.
- To ensure 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.

Controls

a. Garage Controls

i) Minimum internal dimensions for a single garage is 3.1m wide by 5.5m deep. Minimum internal dimensions for double garages are 5.5m 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.
- 4.8m for a double door without a turning movement.
- 2.7m for a single garage with a turning movement.
- 4.8m for a double garage with a turning movement.

b. Driveway and Footpath Controls

i) 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.

ii) Driveways located behind the front boundary (on private property) must have a minimum width of 2.7m where it is to be used as a required car parking space or providing access to a required car parking space.

iii) For corner allotments, the driveway entrance must be a minimum of 6m from the kerb tangent point, excluding laneways.

iv) Driveway crossings must have a slip resistant finish.

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) 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.

vii) Crossings should be located so as not to interfere with existing public utility infrastructure.

viii) 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.

ix) 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.

c. Car Parking Controls

i) A minimum of two (2) car parking spaces must be provided on each allotment. The car parking spaces can either be provided in the garage, or one car parking space in the garage and one car parking space stacked on the driveway.

3.0 THE STREETSCAPE

Home facades, fencing, driveways and landscaping are all important elements to the streetscape within the Ravenswood 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 contribute positively to the visual quality of the dwelling and streetscape.
- To create a strong image for the home through hard and soft landscaping.
- To create a pleasant and attractive garden environment by promoting the use of landscaping.
- The front gardens shall incorporate small trees, shrubs and low planting.
- To provide trees in the rear yard wherever possible, which, upon maturity may be visible from the street.

Controls

i) The front boundary with the street needs to be clearly defined by planting or hedging.

ii) Signature trees should be planted wherever feasible to provide shade, privacy and enhance the dwelling design.

iii) For additional privacy, trees and shrubs may be planted along side and rear boundaries.

iv) Wherever possible hard and soft landscaping should be implemented to soften the built form and enhance the allotment.

3.2 Fences

Objectives

- To establish a clear delineation between public and private space whilst ensuring appropriate visual amenity.
- To provide for visual and acoustic privacy and security and definition of site boundaries.
- To ensure fences complement the appearance of the building and do not detract from an attractive and cohesive streetscape.
- To achieve opportunities for community interaction.
- To ensure the design and location of fencing does not obstruct the vision of motorists.

Controls

a) 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 1.0m provided that they comply with the materials listed below.

ii) Fences of a maximum height of 1.8m in front of the primary (front) and secondary building lines will only be permitted to enclose PPOS 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.

v) Any fence adjacent to a driveway on the front boundary and between the front boundary and proposed building line require a splay and/or taper to provide visual sight lines for vehicles exiting the site.

b) Secondary Fence Controls

i) On all corner lots, the 1.0m high front fence shall be continued around the corner (secondary street) for at least 2.0m behind the front building line. The remainder of the fence shall have a maximum height of 1.8m. The PPOS within the secondary building line may also be enclosed with a 1.8m high fence.

ii) Fences that are 1.8m high and adjacent to a driveway or road, require a splay and/or taper at the corner to provide satisfactory view lines for motorists leaving the property.

c) Side and Rear Fence Controls

i) Development consent is not required for side and rear boundary fences with a maximum height of 1.8m.

ii) The height of the fence excludes the height of any associated retaining wall.

d) Fencing Materials

i) Front and secondary fence materials shall be metal pickets, piers with metal pickets or hedges. Materials of piers can include natural stone, face brick and bagged or rendered brick.

ii) Side and rear fences materials shall be metal (colorbond or equivalent) or metal palisade with matching metal supports. Materials of piers can include natural stone, face brick and bagged or rendered brick.

iii) Corrugated iron or similar metal fences are not permitted.

iv) Fences along rear boundaries are to be constructed with no horizontal members facing a lane or road.

v) All metal fences must be powder coated or covered with a suitable paint application and cannot be left in a raw state.

3.3 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 ensure efficient use of the available site area.
- To minimize the amount of cut and fill and any associated adverse impacts from surface and/or stormwater flows.

Controls

a) Cut and Fill Controls

i) The maximum depth of cut or fill on any portion of the allotment shall reflect the steep topography.

ii) 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.

iii) 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 1.0m.
- Be designed so that there is a minimum setback of 1.0m between retaining walls and landscaping is provided in the setback areas.

- Be constructed of masonry type material that does not detract from the streetscape.

iv) No part of any retaining wall or its footings can encroach onto an 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.

3.4 Stormwater Management

Objectives

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

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.

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) Excavation associated with the development must not result in the loss of support of the drainage easement.

iii) Paths and driveways may be constructed over easements subject to Council approval.

iv) Cut and fill platforms must not extend over a drainage easement.

c) Flood Prone Land

i) Any development subject to flooding or inundation must comply with the requirements of *Shellharbour Development Control Plan* and *Floodplain Risk Management Policy.*

3.5 Waste Minimisation and Management

Objectives

- To encourage the reuse and recycling of materials from building, construction and subdivision.
- To encourage the efficient use of resources, efficient building techniques and minimisation of waste.
- To reduce the environmental impacts of waste collection, storage and disposal.
- To ensure proper management of hazardous and special waste during renovation and construction.
- To ensure the proper storage and management of household waste.

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.

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:

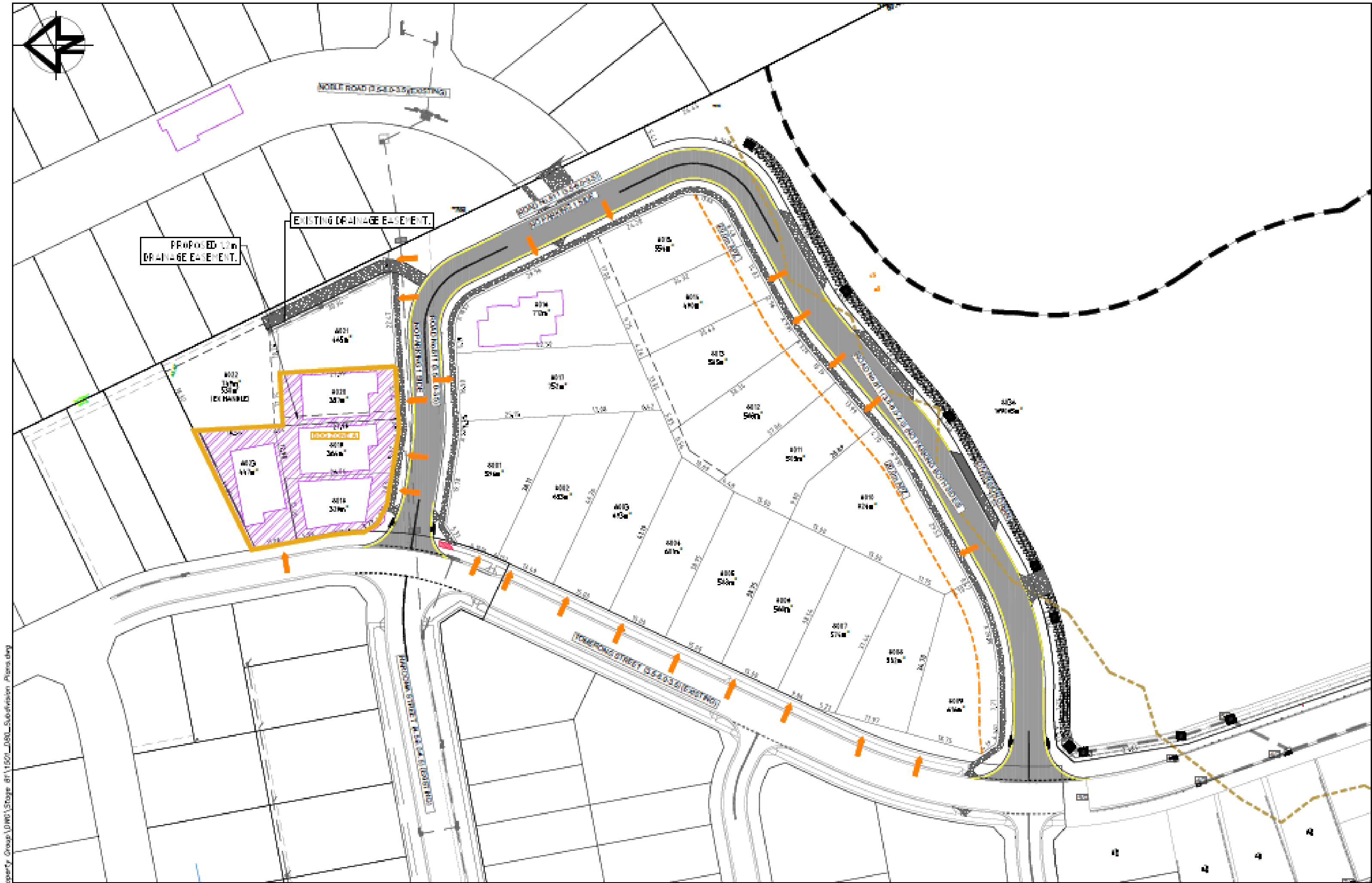
- To enable easy access for on-site movement and collection.
- Located wholly within the boundary of each property/dwelling.
- To have adequate weather protection, where appropriate, be enclosed or undercover.
- To be secure and lockable where appropriate.
- Not be visible from the public domain , adequately screened and not obstructing the street.

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.

APPENDIX A

STAGE 8C BDG SITE PLAN



REFER TO STAGE 8C BUILDING DESIGN GUIDELINES FOR DESCRIPTION ALL BOUNDARY SETBACKS DUE TO SKEW LOTS.

LEGEND

- ZONING BOUNDARY
- APZ (VARIED) TO BE CONFIRMED BY BUSHFIRE CONSULTANT
- ILLAWARRA LOWLANDS GRASSY WOODLAND CEEC BOUNDARY PROVIDED BY NICHE.
- LOTS SUBJECT TO BUILDING DESIGN GUIDELINES
- LOCATION OF PROPERTY VEHICULAR ACCESS

STAGE 8C BUILDING DESIGN GUIDELINE PLAN

0 2.5 5 10 15 25 35 45
METRES
SCALE 1:500 @ A1
1:1000 @ A3

REVISIONS

No	DESCRIPTION	DRN	APP	DATE
C	RESPONSE TO RFI 5 OCTOBER 2023	D.N.	A.C.	14.12.23
D	RESPONSE TO RFI 13 FEB 2024	D.N.	A.C.	08.03.23
E	REVISED FOR BDG CHANGE	D.N.	A.C.	26.02.25
F	REVISED FOR LAYOUT CHANGE	D.N.	A.C.	06.08.25
G	MODIFICATION SUBMISSION	D.N.	a.c.	07.10.25

siteplus

engineering landscape design flooding management

Height Datum	A.H.D.
Drawn	D.N.
Designed	D.N.
Checked	A.C.
Approved	A.C.

Client Title: BALMORAL PARADE PTY LTD

Dwg Status: APPROVAL

Local Authority: SHELLHARBOUR

Dwg Title: PROPOSED RESIDENTIAL SUBDIVISION
STAGE 8C, LOT 574 DP1280625
TOMERONG STREET, TULLIMBAR
BUILDING DESIGN GUIDELINE PLAN

Ref & Dwg No: 1501.D80.P09

Sheet No: Sheet 09 of 12

Scale: 1:500 @ A1

Date: 07.10.2025 Rev: G A1

APPENDIX B

STREETSCAPE PERSPECTIVES