



SCENIQ

BILAMBIL HEIGHTS

Design Guidelines

Version 1
Prepared by SKF Development
November 2023



Design Guidelines



Framed by nature, with valley and ocean views, land at Sceniq rises above your expectations. These Design Guidelines ensure those expectations continue to be exceeded, by establishing and maintaining a high standard of home design, protecting the future lifestyle and investment of all Sceniq residents.

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I. Introduction & Purpose

These design guidelines have been produced in order to ensure complementary and high quality home designs befitting the spectacular nature of the Sceniq development and its surrounds. This will be achieved through a community vision that embraces environmental principles, sustainable living, the coastal climate and topography, private open spaces, extensive landscaping; all with strong and thoughtful design objectives for each lot and individual dwelling. The following design guidelines have been created to ensure a high standard of living is achieved within the proposed development and the value of all residents' investments is protected.

All new landowners within Sceniq must seek design endorsement from the Architectural Review Committee (ARC) before submission of their plans to Tweed Shire Council and/or a building certifier, to ensure all housing and landscaping is designed to a high standard which will result in a pleasant and attractive streetscape for the benefit of all residents.

A written letter of endorsement must be obtained from the ARC prior to lodgment of any Development or Complying Development application, and any earthworks or construction commencement on site.



Design Objectives

The following points outline the main design objectives within Sceniq to ensure the greatest possible overall design outcome for the new community:

- High standard of construction quality
- Variety in building designs and materials
- Contemporary architectural styles
- Responsive to site topography
- No container or relocatable homes or homes of a temporary nature.

Environmental & Sustainable Objectives

For an environmentally sensitive development, sustainable design principles are highly encouraged within each design. Sustainable living is of paramount importance in the offset of running costs, protection of investment within a home and a reduction of environmental impacts. Cost savings to each household includes savings on water, electricity and gas.

The following are valuable in achieving the environmental objectives of Sceniq:

- Minimising waste during construction
- Maximising internal light whilst minimising heat gain
- Thermal and solar performance
- Natural and drought tolerant landscaping
- Energy saving measures
- Water saving measures
- Solar power systems
- Bottled gas if desired for cooking and instantaneous hot water.



2. Design Approval Process



The Design Approval Process at Sceniq is as follows:

1. Appoint Designer (Architect or Building Designer)
2. Read Design Guidelines in conjunction with Tweed Shire Development Control Plan 2008 (DCP), Local Environmental Plan (LEP) or Complying Development guidelines (depending on your chosen approval process), and any other applicable regulations
3. Design house including Basix Assessment
4. Submit to Architectural Review Committee (ARC)
5. Receive ARC Review (review typically completed within 10 business days)
6. Apply for DA, CDC and CC as appropriate.

There is no fee for the initial Architectural Review Committee assessment, however a small fee to cover costs may apply should multiple applications be required to address non-compliance.

Design Guidelines – Limitations of Assessment by the ARC

The following points relate to limitations of assessment by the Architectural Review Committee:

- Owners must make their own enquiries to satisfy any questions they may have, or refer to the contract.
- The ARC does not guarantee endorsed plans will also be approved by a building certifier, Tweed Shire Council or any other authority.
- It is the owner's own responsibility to meet the requirements of the applicable regulations to suit their chosen approval pathway (Complying Development or Council Development Approval) as well as any other applicable statutory authority requirements as may apply from time to time.
- The completed development is to be certified by a registered building certifier or Tweed Shire Council to ensure compliance with relevant codes and statutory requirements before the building can be occupied.
- The landowner and builder are responsible for ensuring they have access to the relevant Subdivision Plans, which outline all services, covenants and easements on the individual lot. The owner or builder should make their own enquiries during the design process in this regard.



Owners/buyers should note that the ARC will not review the following during their assessment:

- Contours
- Driveway gradients
- Cut & Fill
- Builder's retaining walls
- Services and easements
- Location and proximity of footings in relation to retaining walls or easements
- Gas bottle positioning & installation
- BASIX requirements
- Bushfire requirements
- Swimming pools & fencing
- Dual occupancy compliance.

Non-conforming Designs

Non-conforming designs may be endorsed by the ARC if they demonstrate high quality design and architectural merit. If a non-conforming design is proposed, it is recommended that preliminary designs be submitted to the ARC for comment prior to the designer proceeding with full documentation.

Each application will be considered on an individual basis, therefore the consequent design requirements of each proposed building and block will be assessed on their individual merit. Because of this individuality, certain design requirements may be waived at the discretion of the ARC. Therefore, the ARC and developer do not warrant that they will be enforced in relation to the ARC.



3. Design Elements & Requirements

Site Works

All planned site earthworks must be clearly indicated on the working drawings. Existing contours and altered contours as well as the floor levels of the dwelling must be indicated on the site plan. Cut and fill is not to exceed 1,000mm in height.

Specific to Views & Orientation

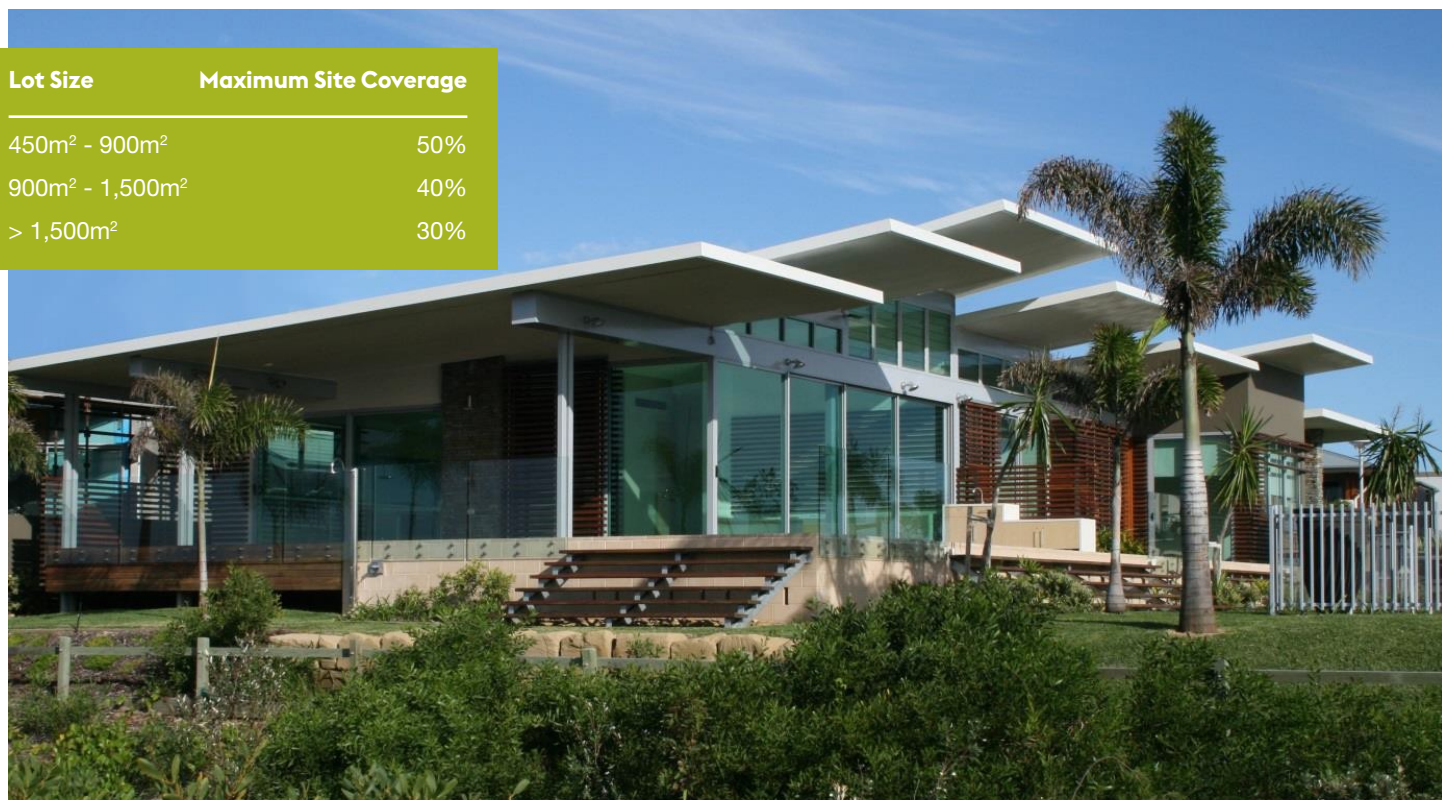
Clients and their chosen architect/designer should visit their specific lot to establish the most suitable way to orientate the building's design to maximise breezes, appropriate solar orientation and surrounding views. For example:

- Locate main living areas on north-eastern part of the site.
- Position dwelling as close as possible to southern and western boundaries of the block. This will enable ample room for gardens and outdoor living to the north.
- Avoid locating large windows on the western façade. If needed, make sure they are adequately shaded or screened.
- Design for cross-ventilation.
- Overhangs and awnings should let in Winter sun, and shade adequately from the Summer sun.
- Provide generous balconies/terraces/decks/porches.
- Roof design should consider the provision of appropriately oriented and sized roof planes to provide maximum benefit for a solar system, if installed.

Site Coverage

Calculation of site coverage is applicable in both the Tweed DCP and the Complying Development guidelines.

Lot Size	Maximum Site Coverage
450m ² - 900m ²	50%
900m ² - 1,500m ²	40%
> 1,500m ²	30%



Floor Space Ratio

Floor space ratio varies by lot size under Complying Development guidelines and owners should therefore make their own enquiries in this regard.

The following points are from the Tweed Local Environmental Plan:

- The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.
- The TLEP maps the floor space ratio as 2:1.
- The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

Setbacks

To create an open, inviting neighbourhood, with a feeling of space, primary street-front fencing is restricted, as it reduces the street appeal. The setbacks from the primary street frontage to dwellings and garages as outlined under the Tweed DCP are:

Allotment Size	Minimum Front Setback	Minimum Front Setback (secondary street frontage on corner allotments)	Minimum Rear Setback (buildings < 4.5m high)	Minimum Rear Setback (buildings > 4.5m high)
300 - 599m ²	4.5m	2m	4.5m	6m
600 - 899m ²	6m	3m	4.5m	8m
900 - 1,499m ²	6m	3m	5m	12m
> 1,500m ²	8m	5m	10m	15m

Measure setback from the face of the wall to the boundary line. Balconies may be permitted to project into the area however are subject to NCC/BCA requirements.

- An articulation zone may permit some elements of a building's front facade to intrude within the front setback to a maximum of 1.5m and not exceeding 25% of the frontage width. The following building elements may be permitted in an articulation zone:
 - an entry feature or portico;
 - a balcony, deck, patio, pergola, terrace or verandah;
 - an upper level overhang or cantilever;
 - a window box treatment;
 - a bay window or similar feature;
 - an awning or other feature over a window; and
 - a sun shading feature.
- Secondary dwellings require a minimum setback from the rear boundary of 1.5m where single storey and 3m where two storeys.

Setbacks as required under the Complying Development guidelines are shown in the summary tables by NSW Department of Planning and Environment included at Annexure A and B.



Side Setbacks

Side setbacks required under the Tweed DCP are determined as follows:



A single storey dwelling, or that part of a building containing only a single storey, is to be setback a minimum of 900mm from the side boundary line to the wall of the building. Guttering, eaves, hoods and other similar structures may be constructed within the side setback but not closer than 450mm from the boundary.

A two-storey dwelling, or the second storey component of a building, is to be set back a minimum of 1.5m from the side boundary line to the wall of the building. Guttering, eaves, hoods and other similar structures may be constructed within the side setback but not closer than 900mm from the boundary.



On corner allotments, primary and secondary streets are to be clearly nominated and comply with the appropriate primary and secondary street setbacks.

Side setbacks as required under the Complying Development guidelines are shown in the summary tables by NSW Department of Planning and Environment included at Annexure A and B.

Secondary Street Frontage

- Enhance opportunities for solar access to both the development site and adjoining properties.
- Achieve varied and interesting streetscapes, desired orientation of residential developments regarding sun, shade, wind and neighbouring development, and effective use of allotments to create usable private open space and courtyards.
- Ensure that buildings are compatible with the bulk, scale and character of the locality.
- Minimise adverse impacts on the existing or future amenity of adjoining properties and the scenic or landscape quality of the locality.

Open Space & Private Landscaping

Private open space of the subject dwelling is to receive at least two hours sunlight between 9am and 3pm on June 21.

As required in TDCP, the following landscaping and deep soil zones apply:



Allotment Size

Landscaped Area & Deep Soil Zones

450 - 599m²

30% of the site including at least two deep soil zones measuring a minimum of 3m in any direction

600 - 899m²

35% of the site including at least two deep soil zones measuring a minimum of 4m in any direction

900 - 1,499m²

40% of the site including at least two deep soil zones measuring a minimum of 5m in any direction

> 1,500m²

45% of the site including at least two deep soil zones measuring a minimum of 6m in any direction

Deep soil zones are areas of natural ground which have a natural soil profile. They are areas free of structures (including underground structures) and hard surfaces. They are suitable for the growth of vegetation, in particular, mature trees, and importantly, they allow water to be absorbed by the soil.

Deep soil zone areas are part of the total landscaped area. Deep soil zone areas can be comprised of one large area or more than one area as long as each meets the minimum dimension requirement.

Views, Overlooking & Privacy

Dwellings are to consider, and not impede on, the views of other dwellings where possible and preserve neighbours' privacy. Privacy requirements for dwellings are set out in TDCP Section A1 Part A or the Complying Development guidelines. The key standards extracted from the TDCP for consideration are:

- Terraces, balconies, living room and kitchen windows are to avoid a direct view into neighbouring dwellings or neighbouring private open space.
- Decks, verandahs, terraces, balconies and other external living areas within 4m from a side or rear boundary may require a privacy screen unless it can be demonstrated that there will be negligible overlooking and/or privacy impacts, as demonstrated on a site analysis.
- Side windows are to be offset by distances sufficient to avoid visual connection between windows of the subject dwelling and those of the neighbouring dwelling. Location of existing adjoining property windows are to be documented on a site analysis.
- The location of external living areas, swimming pools, spas and other potential sources of noise transfer shall consider the proximity to and potential impacts on habitable rooms of adjoining allotments.



Building Height Restrictions

The overall maximum building height is 9 metres, except on slopes of greater than 12 degrees (21.25%) where the building height may be a maximum of 10 metres.

The maximum height for a carport or detached garage is 3.5 metres where there is a flat roof or 4.8 metres where there is a pitched or skillion roof.



Minimum Dwelling Area

The minimum area of each dwelling is 150m². This excludes garage/carport and eaves.

Greenhouse Emissions

To reduce greenhouse gas emissions through design, the following design controls are encouraged:

- Breeze and circulation around dwellings.
- Roof colour should be ≤ 0.6 Sa (solar absorbance value).
- Minimum 450mm eaves/hoods to shade windows to be incorporated.
- East/West wall insulation is encouraged and should be at least R2.0.
- Eaves no more than 500mm above glazed door heads or windows.

Bushfire Requirements

Consideration must be given to meet the applicable bushfire requirements under the NSW Rural Fire Service Planning for Bushfire Protection Guidelines 2019. Please refer to your contract to establish if these guidelines apply to your home.

Roof Types, Shading & Entry

- For adequate shading, eaves of at least 450mm to North, East & West facades are mandatory.
- For skillion roofs, hoods and awnings can meet the above requirement over openings.
- A low pitch is encouraged to not obstruct and instead maintain views.
- All dwellings to have a covered entry area.

Acceptable Materials for Roofs

- Colorbond roof sheeting
- Concrete or ceramic roof tiles (flat profile only - curved profiles are not permitted)
- Galvanised/zinc roof sheeting subject to special approval by the ARC.

Acceptable Colours for Roofs

- Colorbond steel range roofing, gutters, downpipes, walling and fascia are encouraged to be used.
- Light, non-reflective roof colours encouraged.
- Colorbond Classic Cream is not supported.
- Terracotta colour or similar roof tiles are not supported.



Front & Side Wall Articulation

- Primary and secondary street frontages are to be appropriately articulated to reduce the impacts of bulk and scale.
- Walls and roofs are to step according to setback requirements.
- Corner lots should have particular regard for articulation of walls presenting to both street frontages.

Location of dwelling entry

- An easily identifiable entry from the street frontage must be provided.
- Covered entrances are to be integrated into the overall design of the street-front façade.

Acceptable Façade Materials

- Timber weatherboard cladding
- Painted render
- Lightweight cladding
- Metal sheeting with a factory finish as a feature e.g. Colorbond (max 30% usage in façade)
- Natural stone
- Textured coloured concrete
- Timber, weatherboard or Colorbond profiled sheeting
- Approved feature façade tiles
- Powdercoated window frames and clear or obscured glass where applicable. Windows to have matching screens, louvres and trims
- Mesh type security and fly screens are permitted however diamond grilles are not.



The following materials will not be permitted:

- Second hand materials (unless approved by ARC)
- Foam wall sheeting
- Face brick.



Acceptable Wall Colours

- Colours utilised within the designs should be neutral or earthy tones (e.g. Colorbond light/medium colours previously referred to). Any variations are subject to the approval of the ARC.
- Bright primary colours are not to be used.
- As a significant portion of the façade, the garage door must complement the façade. This can be achieved through using the previously specified Colorbond range, a genuine timber look, or a battened/slat look.

Acceptable Variations to the Façade

The primary street frontages of dwellings are to remain individual. Repetition of design or close resemblance to dwellings that are neighbouring, adjacent or opposite on a street is not supported.

Owners will be promptly advised if a surrounding dwelling has a similar façade, which will then need to be changed or articulated differently. Evidently, the dwelling design which is submitted first will have priority over subsequent submissions.

Passive Surveillance

To encourage passive surveillance of the streetscape, home designs are to include habitable areas with extensive glazing to the primary (and secondary in the case of corner blocks) street frontage. This requirement applies to both ground and first levels in the case of two-storey homes.

Garages & Sheds

- A minimum of a double lock-up garage is to be provided per home.
- Two off street car parking spaces are to be provided per dwelling.
- Garages are to comply with overall width specified by Tweed Council.
- Garages should be set back at least 1m behind the main building façade to reduce the visual prominence of the garage door on the street elevation.
- If an upper level is to be constructed above the garage, an eaves overhang of at least 450mm is to be provided above the garage to further reduce the visual prominence of the garage door.
- Garages are to be set back from lot boundaries in accordance with Tweed Shire Council's planning controls. Zero lot line garages are not supported.
- Designated areas for caravans, boats, trailers and children's equipment must be indicated on plans, and must not dominate the street façade or adversely impact upon neighbouring properties.
- Sheds must be located to the rear of homes and not be visible from the primary (or secondary in the case of a corner block) street frontages. Sheds are to be set back a minimum of 1m from all boundaries, and in accordance with any other regulations (whichever is the greater).
- Sheds are to be a maximum of 2.5m in height measured at the highest point, and 10m² in area.



Driveways & Crossovers



- Driveways must be constructed and completed prior to occupation of the home.
- Owners must include a minimum 1m landscape strip between the driveway and side boundary.
- Driveways must avoid underground storm-water infrastructure, telecoms and electrical infrastructure and water meters. Services pit lids are not trafficable by vehicles and hence must not be incorporated into driveways.
- The overall materials palette of the entire site/dwelling must include the driveway finish, and the driveway must complement the overall design.
- Permitted driveway finishes include: clay or brick pavers, exposed aggregate concrete or coloured concrete.
- Concrete finishes not permitted are plain concrete, stamped patterned concrete, crushed/decomposed stone and car track driveways.
- Any street trees removed to accommodate driveways are to be replaced at an alternate location on the street in front of the subject lot, with this location and specification to be shown on plans for both ARC and Council approval.

Bin Storage

- A dedicated refuse bin area is to be provided, sufficiently sized to house all household waste bins (ie general waste, recycling and green waste).
- Bin stores are to ensure that bins are not visible from any point on the street and are to be set back behind the front building line. Easy and level access from the bin store area to the kerbside is to be provided.



Rainwater Devices – Tanks

Consideration should be given during design to the installation of rainwater tanks. Tanks are encouraged in all households to provide for future water saving.

Rainwater tanks will need to be concealed from street view behind the fenceline and main house frontage.

Fencing

High solid walls and fences reduce the street appeal for the development, limit the casual surveillance of the street, and are therefore not permitted. No fencing is permitted to extend in front of the building line on the primary street frontage.

There are specific requirements for secondary street fencing and corner blocks:

- Fence type must not be natural timber paling fence. Fencing may be either, timber with paint finish, rendered brick, split face block or aluminium and must integrate into and be consistent with the character of the dwelling and streetscape.
- Fencing is to be articulated as to create visual relief with landscape planting between fence and road reserve areas.
- Fencing is to be a maximum height of 1.8m.

Side & Rear Fencing

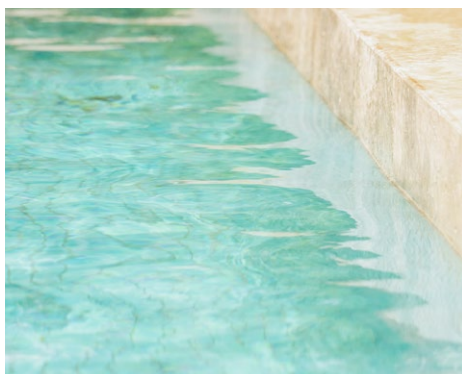
- This is a requirement for all lots and is restricted to natural timber fencing only.
- Any side fence returns to the house must be set back at least 1m from the forward building line.
- No Colorbond fencing permitted unless required in response to Asset Protection Zone

Gates

All gates are to match the design of the fencing.

Letterboxes

Letterboxes must have unhindered access for Australia Post. Integrated rendered brick or stone letterboxes are encouraged.



Swimming Pools

Swimming pools to be located to maximize solar access from the north.

Pool Equipment & Air Conditioning Units

Consideration to be given to the location and acoustic treatment of service equipment to minimise the visual and noise impacts for the surrounding property.

No service equipment is to be visible from the street.

Dual Occupancy

- Front entrances for dual occupancy residences should be taken into consideration in the design process. Side entries or entries from secondary street frontage will be accepted and better suited to corner blocks. Two visible front entries from the primary frontage are not supported.
- Refer to Tweed Shire Council's Development Control Plan for relevant parking rates.
- Properties of Dual Occupancy must abide by Tweed Shire Council or Complying Development requirements in regard to driveway regulations and owners are responsible for all relevant approvals.
- Street trees and footpaths are not to be affected by secondary driveways and additional landscaping should be provided to screen any additional visitor parking.

4. Landscape Guidelines

A well-designed garden can be beneficial to your lifestyle in many ways. Along with adding value to your home, a well thought-out garden can also provide shade, privacy and encourage native wildlife. We recommend the use of native plants where possible. Native plants often thrive in the garden, growing faster and requiring less water and maintenance. Landscaping plans are to be submitted for approval by the ARC. Guidelines are as follows:

- Species with low water requirements
- Potential water capture and re-use
- Native species
- Shade providing plants
- Lawn alternatives ie. gravel, sand
- Mulch to reduce weeds and water retention
- Soil and drainage
- Privacy and screening
- Medium-large non invasive trees in front and back yards to supply shade.

When designing your front yard, the following must be considered in maximising presentation, access and amenity aspects:

- Design planting and paths to address the different levels of access into your home;
- Place trees to provide shade and screening to rooms at the front of the house;
- Ensure planting selection and garden bed location offer clear views and surveillance opportunities to the street;
- Look to maximize colour and texture opportunities to highlight your home's architectural form and features.



5. Environmental

Energy Efficiency Measures

The inclusion of energy efficiency measures are strongly encouraged to reduce water and power usage and waste production. The following measures should be considered:

- Energy efficient light fittings (such as LED or similar)
- Energy efficient appliances with a minimum 5 star rating
- Consideration should be given to the following alternative energy options:
 - 5Kw minimum Photovoltaic Solar Panels
 - Solar hot water and Solar pool heating
 - Enter a renewable energy contract with your supplier
 - Other alternative energy sources such as wind or geothermal.

Waste Minimisation

During construction, the following waste practices should be considered:

- the use of skip bins rather than cages;
- maintenance of waste records;
- use of contractors who transport waste to a licensed recycling centre;
- select materials and products which minimise and/or recycle packaging, and;
- design dwellings to maximise use of standard sizes of materials wherever possible.

6. Design Endorsement

Checklist Approval Form (please **provide a copy of this form** with your application for ARC approval).

Required Documents

A - Site Plan – minimum 1:200 detailing:

- Existing contours - at 500mm vertical intervals
- Excavation, fill & areas
- Retaining walls - location, extent, height, materials, and colours
- Drainage of the land
- Trees to be removed or retained
- Driveway location and finish
- Fencing - extent, location and type
- Swimming pools - proposed location
- All setbacks dimensioned and in the location of the main dwelling on the land
- Landscaping plan.

B - Floor Plans (min scale 1:100) detailing:

- Internal layouts
- Floor area calculations
- Proposed floor levels
- Room names
- Internal and external dimensions
- Location of meter boxes
- Width and type of garage door
- Elevations of all sides of the home
- Existing and proposed levels
- Location and extent of proposed materials and colours
- Location of any elements placed outside the walls or above the roof such as AC condensers, solar panels, aerials and satellite dishes
- Roof pitch, eave widths, materials and heights

C - Elevations (min scale 1:100) detailing:

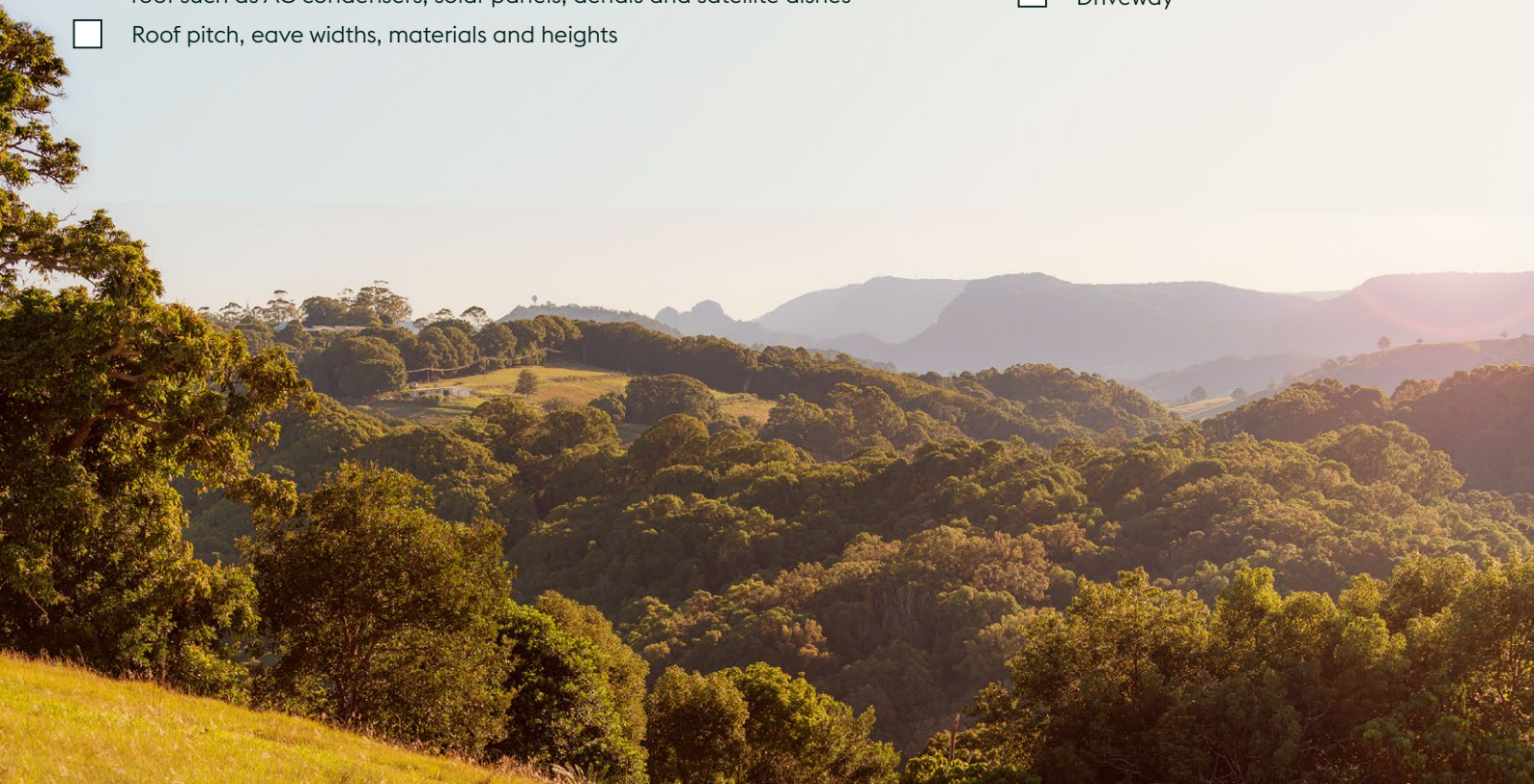
- Show finished ground levels (FGL)
- Materials for external walls and roofing; and include footing details
- Roof Pitch AND size of eave overhang
- Walls (external)
- Roof
- Windows
- Fencing
- Driveway
- Gutters and fascia
- Feature elements

D - All Ancillary Structures including:

- Fences, retaining walls, gazebos, sheds, etc. (located on site plan).

E - Colour and Material Selections for:

- External finishes - brick and render paint (for bagged/rendered walls)
- Roof and gutter
- Garage doors
- Front doors
- Cladding Secondary
- Driveway



Annexures

- A Complying Development Standards for a Standard Lot
- B Complying Development Standards for a Corner Lot



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Disclaimer

These Design Guidelines are subject to change.

The annexures are current at the time of preparing these Design Guidelines, however landowners should conduct their own enquiries with the designer, certifier or town planner to ensure that the latest regulations are considered when preparing home designs.

The Buyer has no claim against the Seller in respect of any changes made to the Design Guidelines. It is recommended that the buyer includes a clause in the Special Conditions of any Building Contract which binds their builder to comply with these Design Guidelines. An approval issued by the ARC is not an approval under the requirements of the Building Act 1975 (Qld), or any other legislation. If the Buyer (or any successor in title of the Buyer) on-sells their lot, they must obtain a deed of covenant from the subsequent buyer to be bound by the Design Guidelines and the relevant Contract provision prior to disposing of their interest in the lot.

All ARC applications must be sent to:
sales@sceniq.com.au

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BILAMBIL HEIGHTS

sceniq.com.au

Complying Development Standards for a Standard Lot

Annexure

A

The annexures are current at the time of preparing these Design Guidelines, however landowners should conduct their own enquiries with the designer, certifier or town planner to ensure that the latest regulations are considered when preparing home designs. It should also be noted that this annexure document provided is a summary only, and therefore landowners should refer to the full details contained within the current legislation.

This Summary Table is intended as a guide to the development standards for the construction of a new:

- 1-2 storey dwelling house;
- attached development; and
- alterations and additions to dwelling houses and attached development

as complying development on a standard lot in Zones R1, R2, R3, R4 and RU5.

Standard Lot means a lot that is not a battle-axe lot, a corner lot or a parallel road lot.

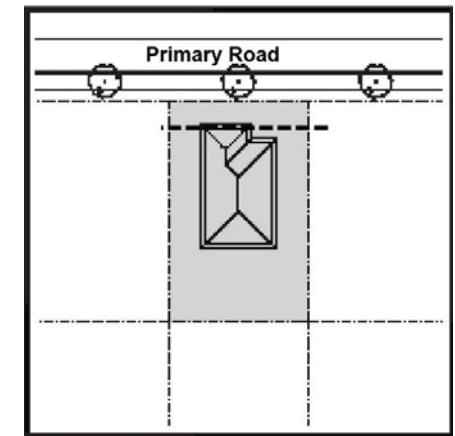
Important Notes

1. Development standards under the Housing Code are determined by lot area, lot width or a combination of the two. All standards (reflected in all of the following tables) must be complied with.
2. The area of a standard lot must not be less than 200m² and the width of a lot must not be less than 6m measured at the primary road building line.
3. Only 1 dwelling house is permitted on the lot (excluding a secondary dwelling).
4. Development standards for excavation, fill, retaining walls and structural supports, drainage, protected tree requirements and protection of adjoining walls associated with dwelling houses are provided under Division 5.
5. Development standards for dwelling houses on bush fire prone land, flood control lots and land near the Siding Springs Observatory are provided under Clauses 3.4, 3.5 and 3.6.
6. This Table must be read with all clauses under the Housing Code.
7. EPI = Environmental Planning Instrument.
8. This Summary Table only applies to Part 3 Housing Code, and does not apply to the Transitional Housing Code or any other complying development codes.

Disclaimer: The information provided, including Summary Tables, is intended to be general information only and does not constitute professional advice and should not be relied upon as such. No liability is accepted for reliance on any information that is provided. You should seek independent professional advice and refer to the relevant legislation, including the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (<http://www.legislation.nsw.gov.au/#/view/EPI/2008/572>) before taking action.

For further information:

Codes Hotline – 13 77 88
codes@planning.nsw.gov.au



Example of a Standard Lot

Development Standards for a Standard Lot (based on lot area)

Clause	Built Form Development Standards		Lot Area (m ²)											
			200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500	>1500
3.1	Maximum number of storeys		2											
3.8	Maximum building height		8.5m											
3.9	Maximum gross floor area (% = percentage of lot area) ¹		78%	75%	235m ²	25% + 150m ²	290m ²	25% + 150m ²	335m ²	25% + 150m ²	380m ²	25% + 150m ²	400m ²	400m ²
3.10 (1) & (3)	Minimum primary road setback	If there are 2 dwelling houses ² within 40m of lot on the same side of the primary road	Setback average - setback cannot be less than the average primary road setback of the 2 nearest dwelling houses											
		In the absence of are 2 dwelling houses within 40m of lot on the same side of the primary road	3m	3m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	6.5m	6.5m	6.5m

¹ Please note 1 car parking space is excluded from the calculation of gross floor area.

² Note that there are certain dwelling houses that are not to be included, such as dwelling houses on battle axe lots. See clause 3.10(2).

Clause	Built Form Development Standards		Lot Area (m ²)												
			200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500	>1500	
3.10 (13)	Minimum setback from classified road	If a classified road setback is specified in EPI	As specified by the EPI												
		No setback specified in EPI	9m												
3.10 (14)	Minimum setbacks from public reserves ³		3m												
3.10 (10)	Minimum rear setback for parts of building depending on height at that point: Note: Exceptions to side and rear setbacks apply. See clause 3.11 (1), (2), (5) and (7) for detail	Building Height													
		0 - 4.5m	3m	3m	3m	3m	3m	3m	3m	3m	3m	5m	5m	5m	10m
		>4.5 - 8.5m	Lesser of 10m or average of 2 adjoining dwellings measured at 4.5m above existing	8m	8m	8m	8m	8m	8m	8m	8m	12m	12m	12m	15m

³ Public reserve setback applies to a dwelling house, cabanas, cubby house, garden shed, gazebo, fernery, greenhouse or shed.

Clause	Built Form Development Standards	Lot Area (m ²)											
		200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500	>1500
		ground level											
3.11 (5)	Abutting a rear lane:	Despite 3.10 (10), the building may be built within 900mm, or abut a rear lane for up to 50% of the length of that boundary											
3.12 (1) & (2)	Maximum floor level height of attached side or rear balconies, decks, patios, terraces and verandahs where lot width ⁴ is more than 10m:	Setback											
		<3m	Not permitted	Not permitted	2m	2m	2m	2m	2m	2m	2m	2m	2m
		3m – 6m	Not permitted	Not permitted	3m	3m	3m	3m	3m	3m	3m	3m	3m
		>6m	Not permitted	Not permitted	4m	4m	4m	4m	4m	4m	4m	4m	4m
3.12 (3)	Maximum area of attached balconies, decks, patios, terraces and verandahs setback from side or rear within <6m; and with a floor level >2m above ground	12m ²											
Clause	Landscape Development Standards	Lot Area (m ²)											
		200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500	>1500
3.13 (1) & (2)	Minimum landscaped area (% of lot area) ⁵	10%	10%	15%	15%	20%	20%	30%	30%	40%	40%	40%	45%

⁴ Measured at the building line.

⁵ Minimum length and width of landscaped area is 1.5m x 1.5m.

Side Setbacks (based on lot width and height of development)

Clause	Built Form Development Standards	Lot width	Height of development nearest to the side setback	Minimum Side setback
3.10 (4)	Side setback Built to boundary setbacks may apply for lot widths 6-12.5m (see below). Note: Exceptions to side and rear setbacks apply. See clause 3.11 (1) & (2) for detail	6m - 10m	0m – 5.5m	900mm
			>5.5m – 8.5m	$(\text{Building height} - 5.5\text{m}) \div 4 + 0.9\text{m}$
		>10m – 18m	0m – 4.5m	900mm
			>4.5m - 8.5m	$(\text{Building height} - 4.5\text{m}) \div 4 + 0.9\text{m}$
		>18-24m	0m – 4.5m	1.5m
			>4.5m - 8.5m	$(\text{Building height} - 4.5\text{m}) \div 4 + 1.5$
>24m	0m – 8.5m	2.5m		

Development Standards for a Standard (based on lot width)

Clause	Built Form Development Standards	Lot Width (at the building line)				
		6m - 8m	>8m -10m	>10m - 18m	>18m – 24m	>24m
3.10 (5) & (6)	<p>Built to boundary setback</p> <p>The development may be built to one or both side boundaries (depending on lot width) if:</p> <p>a) there is a building wall on the adjoining lot of masonry construction within 900mm of the boundary with no windows, doors or other openings or</p> <p>b) there is no building wall on the adjoining lot within 900mm of the boundary</p> <p>See clause 3.10 (7) for maximum height of built to boundary wall requirements; and 3.10 (8) & (9) for maximum length.</p>	may build to 1 or both side boundaries	may be built to 1 side boundary	If lot not wider than 12.5m may build to 1 side boundary	Not permitted	Not permitted
3.16 (6)	Maximum width of garage doors facing road	3.2m	3.2m	<p>If lot not wider than 12m - 3.2m</p> <p>> 12m - 6m</p>	6m	6m
Clause	Amenity Development Standards	Lot width (at the building line)				
		6m - 8m	>8m -10m	>10m - 18m	>18m – 24m	>24m
3.14 & 3.15	Refer to clause 3.14 Building design and 3.15 Privacy screens for windows, balconies, decks, patios, terraces or verandahs for additional amenity requirements					
3.16	<p>Car parking space required on lot</p> <p>Note: See clause 3.16 for additional requirements</p>	Not required	1 space required	1 space required	1 space required	1 space required
3.16 (5)	<p>Minimum Primary Road Garage and Carport Setback</p> <p>Dwelling primary road setback</p>					

	Note: See clause 3.16 for additional requirements	<4.5m	5.5m
		4.5m or greater	1m or more behind the building line

Landscaping Development Standards

Clause	Landscape Development Standards	Lot Area (m ²)				
		6m – 8m	>8m - 10m	>10m -18m	>18m – 24m	>24m
3.13 (2) & (3)	Minimum area forward of the building line to be landscaped ⁶	25% of area forward of building line	25% of area forward of building line	25% of area forward of building line	50% of area forward of building line	50% of area forward of building line
3.13 (3)	Proportion of required landscaped area that must be behind the building line	50%				
3.13 (4)	Minimum area of principal private open space	16m ²	16m ²	24m ²	24m ²	24m ²

⁶ Minimum width and length of landscaped is 1.5m x 1.5m.

Complying Development Standards for a Corner Lot

Annexure
B

The annexures are current at the time of preparing these Design Guidelines, however landowners should conduct their own enquiries with the designer, certifier or town planner to ensure that the latest regulations are considered when preparing home designs. It should also be noted that this annexure document provided is a summary only, and therefore landowners should refer to the full details contained within the current legislation.

This Summary Table is intended as a guide to the development standards for the construction of a new:

- 1-2 storey dwelling house;
- attached development; and
- alterations and additions to dwelling houses and attached development

as complying development on a corner lot in Zones R1, R2, R3, R4 and RU5.

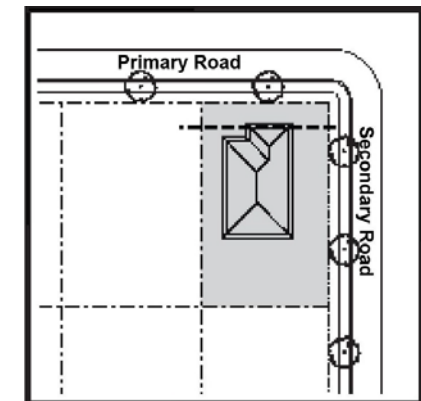
Corner Lot means a lot that has 2 contiguous boundaries with a road or roads that intersect at an angle of 135 degrees or less (whether or not the lot has any other boundaries with a road).

Important Notes

1. Development standards under the Housing Code are determined by lot area, lot width or a combination of the two. All standards (reflected in all of the following tables) must be complied with.
2. The area of a corner lot must not be less than 200m² and the width of a lot must not be less than 6m measured at the primary road building line.
3. Only 1 dwelling house is permitted on the lot (excluding secondary dwellings).
4. Development standards for excavation, fill, retaining walls and structural supports, drainage, protected tree requirements and protection of adjoining walls associated with dwelling houses are provided under Division 5.
5. Development standards for dwelling houses on bush fire prone land, flood control lots and land near the Siding Springs Observatory are provided under Clauses 3.4, 3.5 and 3.6.
6. This Table must be read with all clauses under the Housing Code.
7. EPI = Environmental Planning Instrument.
8. This Summary Table only applies to Part 3 Housing Code, and does not apply to the Transitional Housing Code or any other complying development codes.

For further information:

Codes Hotline – 13 77 88
codes@planning.nsw.gov.au



Example of a Corner Lot

Disclaimer: The information provided, including Summary Tables, is intended to be general information only and does not constitute professional advice and should not be relied upon as such. No liability is accepted for reliance on any information that is provided. You should seek independent professional advice and refer to the relevant legislation, including the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (<http://www.legislation.nsw.gov.au/#/view/EPI/2008/572>) before taking action.

Development Standards for a Corner Lot (based on lot area)

Clause	Built Form Development Standards		Lot Area (m ²)											
			200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500	>1500
3.1 (3)	Width of the primary road boundary		6m											
3.1	Maximum number of storeys		2											
3.8	Maximum building height		8.5m											
3.9	Maximum gross floor area (% = percentage of lot area) ¹		78%	75%	235m ²	25% + 150m ²	290m ²	25% + 150m ²	335m ²	25% + 150m ²	380m ²	25% + 150m ²	400m ²	400m ²
3.10 (1) and (3)	Minimum primary road setback	If there are 2 dwelling houses ² within 40m of lot on the same side of the primary road	Setback average - setback cannot be less than the average primary road setback of the 2 nearest dwelling houses											
		In the absence of are 2 dwelling houses within 40m of lot on the same side of the primary road	3m	3m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	6.5m	6.5m	6.5m

¹ Please note 1 car parking space is excluded from the calculation of gross floor area.

² Note that there are certain dwelling houses that are not to be included, such as dwelling houses on battle axe lots. See clause 3.10(2).

Clause	Built Form Development Standards		Lot Area (m ²)											
			200–250	>250–300	>300–350	>350–450	>450–560	>560–600	>600–740	>740–900	>900–920	>920–1000	>1000–1500	>1500
3.10 (11)	Minimum secondary road setback Refer to 3.14 (7), (8) and (9) for secondary road articulation requirements		2m	2m	2m	2m	2m	2m	3m	3m	3m	3m	3m	5m
3.10 (13)	Minimum setback from classified road	If a classified road setback is specified in EPI	As specified by the EPI											
		No setback specified in EPI	9m											
3.10 (14)	Minimum setbacks from public reserves ³		3m											
3.10 (10)	Minimum rear setback for parts of building depending on height at that point: Note: Exceptions to side and rear setbacks apply. See clause 3.11	Building Height												
		0 - 4.5m	3m	3m	3m	3m	3m	3m	3m	3m	3m	3m	5m	10m
		>4.5 - 8.5m	Lesser of 10m or average of 2 adjoining dwellings measured at 4.5m above existing	8m	8m	8m	8m	8m	8m	8m	8m	8m	8m	12m

³ Public reserve setback applies to a dwelling house, cabanas, cubby house, garden shed, gazebo, fernery, greenhouse or shed.

Clause	Built Form Development Standards		Lot Area (m ²)											
			200–250	>250–300	>300–350	>350–450	>450–560	>560–600	>600–740	>740–900	>900–920	>920–1000	>1000–1500	>1500
	(1), (2), (5) and (7) for detail		ground level											
3.11 (5)	Abutting a rear lane:		Despite 3.10 (10), the building may be built within 900mm, or abut a rear lane for up to 50% of the length of that boundary											
3.12 (1) & (2)	Maximum floor level height of attached side or rear balconies, decks, patios, terraces and verandahs where lot width ⁴ is more than 10m:	Setback												
		<3m	Not permitted	Not permitted	2m	2m	2m	2m	2m	2m	2m	2m	2m	2m
		3m – 6m	Not permitted	Not permitted	3m	3m	3m	3m	3m	3m	3m	3m	3m	3m
		>6m	Not permitted	Not permitted	4m	4m	4m	4m	4m	4m	4m	4m	4m	
3.12 (3)	Maximum area of attached balconies, decks, patios, terraces and verandahs setback from side or rear within <6m; and with a floor level >2m above ground		12m ²											

⁴ Measured at the building line.

Clause	Landscape Development Standards	Lot Area (m ²)											
		200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500	>1500
3.13 (1) & (2)	Minimum landscaped area (% of lot area) ⁵	10%	10%	15%	15%	20%	20%	30%	30%	40%	40%	40%	45%

Side Setbacks (based on lot width and height of development)

Clause	Built Form Development Standards	Lot width	Height of development nearest to the side setback	Minimum Side setback
3.10 (4)	Side setback Built to boundary setbacks may apply for lot widths 6-12.5m (see below) Note: Exceptions to side and rear setbacks apply. See clause 3.11 (1) & (2) for detail	6m - 10m	0m – 5.5m	900mm
			>5.5m – 8.5m	$(\text{Building height} - 5.5\text{m}) \div 4 + 0.9\text{m}$
		>10m – 18m	0m – 4.5m	900mm
			>4.5m - 8.5m	$(\text{Building height} - 4.5\text{m}) \div 4 + 0.9\text{m}$
		>18-24m	0m – 4.5m	1.5m
			>4.5m - 8.5m	$(\text{Building height} - 4.5\text{m}) \div 4 + 1.5$
>24m	0m – 8.5m	2.5m		

⁵ Minimum length and width of landscaped area is 1.5m x 1.5m.

Development Standards for a Corner Lot (based on lot width)

Clause	Built Form Development Standards	Lot Width (at the building line)				
		6m - 8m	>8m -10m	>10m - 18m	>18m – 24m	>24m
3.10 (5) & (6)	<p>Built to boundary setback</p> <p>The development may be built to one side boundaries (depending on lot width) if:</p> <p>a) there is a building wall on the adjoining lot within 900mm of the boundary with no windows, doors or openings or</p> <p>b) there is no building wall on the adjoining lot within 900mm of the boundary</p> <p>See clause 3.10 (7) for maximum height of built to boundary wall requirements; and clause 3.10 (8) & (9) for maximum length</p>	may build to 1 side boundary	may be built to 1 side boundary	If lot not wider than 12.5m may build to 1 side boundary	Not permitted	Not permitted
3.15 (8)	Maximum width of garage doors facing road	3.2m	3.2m	<p>If lot not wider than 12m - 3.2m</p> <p>If lot >12m - 6m</p>	6m	6m
Clause	Amenity Development Standards	Lot width (at the building line)				
		6m - 8m	>8m -10m	>10m - 18m	>18m – 24m	>24m
3.14 & 3.15	Refer to clause 3.14 relating to building design, in particular 3.14(7) Secondary road frontage for corner lots and 3.15 for privacy screens requirements for windows, balconies, decks, patios, terraces and verandahs for additional amenity requirements					
3.16 (1)	<p>Car parking space required on lot</p> <p>Note: See clause 3.16 for additional requirements. Please note exclusion of required car parking from calculation of gross floor area</p>	Not required	1 space required	1 space required	1 space required	1 space required
3.16 (5)	<p>Primary road garage and carport setback</p> <p>Dwelling primary road setback</p>					

	Note: See clause 3.16 for additional requirements	<4.5m	5.5m
		4.5m or greater	1m or more behind the building line

Landscaping Development Standards

Clause	Landscape Development Standards	Lot Area (m ²)				
		6m – 8m	>8m - 10m	>10m -18m	>18m – 24m	>24m
3.13 (2) & (3)	Minimum area forward of the building line to be landscaped ⁶	25% of area forward of building line	25% of area forward of building line	25% of area forward of building line	50% of area forward of building line	50% of area forward of building line
3.13 (3)	Proportion of required landscaped area that must be behind the building line	50%				
3.13 (4)	Minimum area of principal private open space	16m ²	16m ²	24m ²	24m ²	24m ²

⁶ Minimum width and length of landscaped is 1.5m x 1.5m.