

AUREUS

Skennars Head

Architectural Standards

Incorporating Environmental Principles.

Stage 1 October 2018.

Contents

The Environmental Principles (EP) sections of the Architectural Standards will help you make an informed decision when designing a new home. A house design that adopts the Environmental Principles will suit the Northern Rivers climate.

1 Architectural Standards

- EP.1 Aureus Environmental Principles
- EP.2 Sustainable living
- EP.3A Aureus climate
- EP.3B Aureus topography
- 1.1 Introduction
- 1.2 The process
- 1.3 Compliance
- 1.4 Limitations of assessment by the D.A.P.
- 1.5 D.A.P will support relaxations to Ballina D.C.P. Chapter 4

2 Masterplans

- 2.1 Aureus masterplan – figure 2.11

3 Definitions & lot type plans

- 3.1 Lot configurations & diagrams
- 3.2 Road frontages map – primary & secondary
- 3.3 Lot frontages types map
- 3.4 Bushfire report overlay map
- 3.5 Acoustic treatments overlay map
- 3.6 Mosquito treatments overlay map
- 3.7 Neighbourhood plan
- 3.8 Acid Sulphate soils map
- 3.9 Coastal management map

4 Building & landscaping approval procedure

- 4.1 Prior to construction
- 4.2 BASIX approval
- 4.3 Dual occupancy approval
- 4.4 Local authority approval
- 4.5 On completion
- EP.4 Aureus Environmental Principles

5 Objectives of the Architectural Standards

- 5.1 General principles
- 5.2 Residential character – context of the North Coast NSW

6 Design Elements

- 6.1 Site works
- 6.2 Specific to ocean views
- 6.3 Specific to sloping frontages

- 6.4 Split level homes
- 6.5 North Coast – acceptable roof form, materials & colours
 - 6.5.1 Acceptable roof types
 - 6.5.2 Acceptable materials for roofs
 - 6.5.3 Acceptable roof colours
- 6.6 North Coast – acceptable wall materials & colours
 - 6.6.1 Front and side wall articulation
 - 6.6.2 Acceptable wall materials
 - 6.6.3 Acceptable wall colours
- 6.7 Façade variation & acceptable variations
- 6.8 Colour matching of like elements
- 6.9 Return of façade materials down side elevations
- 6.10 Dwellings entry locations
- 6.11 Mandatory North Coast 1.5m deep balcony, extended entry or porch
- 6.12 Minimum dwelling area
- 6.13 Building height
- 6.14 Site coverage
- 6.15 Floor space ratio
- 6.16 Private landscaping & open space
- 6.17 Orientation
- 6.18 Views, overlooking & privacy
- 6.19 Acoustic treatments
- 6.20 Energy efficiency
 - 6.20.1 Maximise aspect to North East
 - 6.20.2 Shading devices
 - 6.20.3 Limit air-conditioning
 - 6.20.4 Hot & cold – water efficiency
- 6.21 Garages & carports
- 6.22 Design for caravans, boats, trailers & play equipment
- 6.23 Driveways & crossovers
- 6.24 Storm-water devices (underground infiltration cells)
- 6.25 Recycled water – dual pipe – reticulated alternative water supply
- 6.26 Rainwater devices – rainwater tanks
- 6.27 Builders retaining walls in streetscape
- 6.28 Insect screening

6 Design Elements (continued)

- 6.29 NBN connection
- 6.30 Mandatory two storey lots
- 6.31 Lots facing public path reserve (CPTED)
- 6.32 Dual occupancy – (SEPP compliance not assessed by D.A.P.)
 - 6.32.1 Location of second dwellings entry door
 - 6.32.2 Car parking
 - 6.32.3 Driveway location
 - 6.32.4 Additional landscape
- 6.33 Greywater/wastewater recycling systems
- 6.34 Lots on key vista lines
- EP.5 Building materials & construction
- EP.6 Your roof
- EP.7 Choose light/medium colours
- EP.8 Your outdoor living area
- EP.9 Orient your home correctly
- EP.10 Energy efficiency

7 Setbacks

- 7.1 Overview
- 7.2 Primary road frontage setback
- 7.3 Secondary road frontage setback
- 7.4 Articulation zone
- 7.5 Side and rear setbacks
- 7.6 Setbacks to civil infrastructure

8 Fencing & letterboxes

- 8.1 Primary road fencing
- 8.2 Estate fencing
- 8.3 Secondary road fencing
- 8.4 Public reserve fencing
- 8.5 Side & rear fencing
- 8.6 Side gates & returns
- 8.7 Letterboxes

9 Landscape guidelines

- 9.1 Landscaping
- 9.2 Introduction
- 9.3 Design considerations
- 9.4 Composting
- 9.5 Preferred plant species
 - 9.5.1 Indigenous/low water use species
- 9.6 Key points for landscape design
- 9.7 Swimming pools & outdoor spas (engineering or compliance not assessed by D.A.P.)
- 9.8 Landscape completion period
- EP.11 Landscape properly

10 Ancillary structures, recreational vehicles & equipment

- 10.1 Overview
- 10.2 Ancillary structures
- 10.3 Recreational vehicles & equipment

11 Submission checklist

12 Application form

13 Appendix

- 3.2.1 Road Frontages Map – figure 3.2.1
- 3.3.1 Lot Frontages Types Map – figure 3.3.1
- 3.4.1 Bush Fire Hazard Map – figure 3.4.1
- 3.5.1 Acoustic Control Map – figure 3.5.1
- 3.6.1 Mosquito Treatment Map – figure 3.6.1
- 3.7.1 Neighbourhood Plan Map – figure 3.7.1
 - 3.7.1.1 Neighbourhood Plan map – Stage 1A – figure 3.7.1.1
 - 3.7.1.2 Neighbourhood Plan map – Stage 1B – figure 3.7.1.2
- 3.8.1 Acid Sulphate Soils map – figure 3.8.1
- 3.9.1 Coastal Management map – figure 3.9.1

1. Design Guidelines



1. Environmental Principles

EP.1 AUREUS ENVIRONMENTAL PRINCIPLES

Aureus follows Environmental Principles, across six key areas – ecosystems, waste, energy, materials, water and community.

The Environmental Principles are incorporated into the Design Guidelines to help you make an informed decision when designing a new home. Your design choices will impact how your new home will respond to ongoing energy and water costs, as well as determine how suitable the home will be to the Northern Rivers climate.

EP.2 SUSTAINABLE LIVING

Sustainable living is becoming increasingly important to;

- offset household running costs,
- protect the investment you make in your home, and
- reduce environmental impacts.

Fortunately, there are many ways in which you can incorporate energy efficiency into the design of your home.

These will deliver real and ongoing savings on water, gas, and electricity while making your home more liveable, and protecting the environment.

There are specific guidelines in place to increase home energy and water efficiency. These include: on all new homes, water saving shower heads and water taps, and appliances such as air conditioners must meet higher energy efficiency standards.

The Environmental Principles inform you of a range of choices available that can improve the efficiency of your home.

EP.3A AUREUS CLIMATE

Aureus is classified as a subtropical climate.

Key elements of the hotter, wetter summer months and the colder, drier winter months are:

CLIMATE CHARACTERISTICS	SUMMER DECEMBER-FEBRUARY	WINTER JUNE-AUGUST
DAY TEMPERATURES: Average maximum*	27.9°C	20.5°C
NIGHT TEMPERATURES: Average minimum*	20.0°C	9.1°C
RAINFALL: Average monthly*	169.2mm	133.9mm
BREEZES: Average direction at 3pm*	N/E – E – S/E Direction	E Direction

Information obtained from www.bom.gov.au at Ballina Airport AWS. *Mean average.

EP.3B AUREUS TOPOGRAPHY & VIEWS

Aureus is located on a rolling coastal site.

This location allows:

- Access to panoramic Eastern coastal vistas.
- Access to Easterly morning sun solar access.
- Access to Easterly sea-breezes – which can be incorporated into the design of the house & landscaping.
- Particular lots have access to views of surrounding hinterland.

1. Design Guidelines

1.1 INTRODUCTION

The Aureus masterplan will create a vibrant and diverse community that lives in harmony with nature, connects to the surrounding residential areas and open spaces, and contributes to housing choice and healthy living in the Northern Rivers Region of NSW.

The focus at Aureus will be a healthy community life, fostering social interaction and activity. A connected network of streets, pedestrian and cycle paths provide the opportunity for walking and cycling to help achieve this vision.

These standards ensure the delivery of high standards of residential amenity, with modern residential living for a variety of building styles and types, to meet diverse community needs.

All buyers must seek a design approval prior to construction to ensure that all Aureus housing and landscaping meets the standards set out in this document. Documentation is to be submitted to the Design Assessment Panel (D.A.P.) before review by a building certifier or submission to the Ballina Shire Council (B.S.C).

**The D.A.P. can be contacted as follows:
E. dap@areus.com.au**

1.2 THE PROCESS

Firstly, decide which plan or code that you will apply for D.A. approval under:

- Apply for D.A approval from the 'Ballina Shire Council' under the Ballina D.C.P Chapter 4 2012 or
- Apply for D.A approval from a 'Private Certifier' under the SEPP Greenfield Housing Code 2017. Noting that the private certifier must approve the lot as being 'complying'.

Note. The D.C.P approval process does allow for applications for relaxations, while the Greenfield Housing Code does not.

Confirm which plan or code that you will apply for approval under and then submit:

- A complete set of working drawings, landscaping drawings, colour and material selections must be submitted for D.A.P approval. A D.A.P approval must be issued before plans can be submitted for D.A.

Note. D.A.P, D.A & C.C approvals must be obtained before any earthworks or construction begins.

The full checklist of the design guidelines for D.A.P is found in Section 11.0

Any conditions of the approval issued by the D.A.P. must be met by the builder and the owner.

DECIDE WHICH PLAN OR CODE THAT YOU WILL APPLY FOR A D.A. APPROVAL UNDER:



1.3 COMPLIANCE

These Architectural Standards take precedent over both the:

- Ballina Shire D.C.P
- SEPP Greenfield Housing Code

These Architectural Standards set out key elements included in the compliance tables for the

- D.A.P Aureus Architectural Standards
- The Ballina Shire Council D.C.P
- SEPP Greenfield Housing Code

EXAMPLE COMPLIANCE TABLE 1.3	
AUREUS ARCHITECTURAL STANDARDS	
DAP Requirement	
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
DCP requirement (BDPC – Element)	SEPP requirement (GFHC – Element)
The application of SEPP Greenfield Housing Code will be restricted on certain lots that fall within Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate soils map – figure 3.7.1 and the Coastal Management map – figure 3.8.1 to check for compliance.	
Applicants to refer to the full DCP or Code for complete requirements.	

1.4 LIMITATIONS OF ASSESSMENTS BY D.A.P

While the Aureus buyer's contract is accurate to the best of the developer's ability, it is subject to change and is binding only on the buyer. Prospective buyers should refer to the contract and make their own enquiries to satisfy themselves in relation to the land, the restrictions which apply to building on the land and to any aspect of the land, which is of importance to them.

The D.A.P. and the seller do not warrant that plans approved by D.A.P, will be approved by a building certifier or any other authority, and it should be noted that the Aureus Architectural Standards contain only 'KEY ELEMENTS' from the:

- Ballina DCP Chapter 4 or,
- SEPP Greenfield Housing Code.

It is the responsibility of the buyer to meet all the requirements of the Ballina Shire Council Policies; Ballina Shire Development Control Plan (DCP) 2012; Cumbalum Views – Precinct A-DCP; Ballina Local Environmental Plan (BLEP) 2012, the NSW State Environmental Planning Policies (SEPPs) including the Greenfield Housing Code 2017 and the Ballina Shire Development Approval and any other statutory authority responsible for the construction of improvements on the land.

The completed development must be certified by a registered building certifier as following the NCC (previously the BCA) before occupation. Engineering and sustainability BASIX will be required to achieve this.

It is the responsibility of the owner and the builder to ensure that they have a copy of the Section 88B and Site Plan and that they have determined the location of all services and easements on the lot. The co-ordination of the services, earthworks and dwelling is the responsibility of the owner/builder. Buyers should note that the D.A.P. will not be reviewing any of the below elements during the assessment:

- Contours.
- Cut & fill.
- Driveway gradients.
- Builder's retaining walls.
- Services, manholes or easements.
- Proximity of footings to retaining walls or easements.
- LPG gas bottle installation and positioning.
- Swimming pools & pool fencing.
- BASIX requirements.
- Dual occupancy compliance.

Whilst it is the intention of the seller and the D.A.P. that the Architectural Standards and the procedures set out in this document should be followed by all buyers, the design requirements of each lot will be considered on an individual basis. The D.A.P. may waive or vary any requirement of these guidelines at their discretion. The D.A.P. and the seller therefore do not warrant that they will be enforced in relation to every lot.

Buyers will not be entitled to require the D.A.P. or the seller to enforce the Standards against any other buyer or any other lot at Aureus.

1.5 D.A.P. WILL SUPPORT RELAXATIONS TO BALLINA D.C.P. CHAPTER 4

As long as relaxations are no greater or lesser than Greenfield Housing Code, if owners achieve a relaxation through a Ballina Shire Council Development Application, D.A.P. will support it subject to achieving Aureus Architectural Standards.

2. Masterplans

The Aureus masterplan will create a vibrant and diverse community that lives in harmony with nature, connects to the surrounding residential areas and open spaces, and contributes to housing choice and healthy living in the Northern Rivers Region of NSW.

An aerial photograph of a coastal region in NSW, Australia. The image shows a mix of green fields, residential areas, and a coastline with sandy beaches and turquoise water. A dark blue callout box with the word 'AUREUS' in gold serif font is positioned over a specific area of the coastline. A white arrow points from the box to the ground below. The sky is overcast with soft light.

AUREUS

2. Masterplans

2.1 Aureus MASTERPLAN - FIGURE 2.1.1



*Sharpes
Beach*

2. Masterplans



3. Definitions & lot type plans



3. Definitions & lot type plans

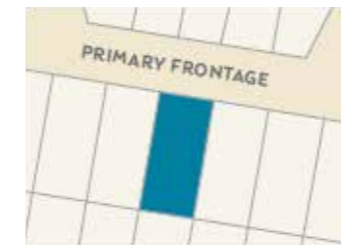
3.1 LOT CONFIGURATION DIAGRAMS

The lot configuration diagrams confirm;

A **standard lot** abuts other lots on each side and rear boundary, and has a primary frontage only.

A **corner lot** has both primary and secondary street frontages that require two façade treatments.

DETACHED HOUSE LOT TYPES – FIGURE 3.1.1



Standard Lot



Corner Lot – Dual Frontage

3.2 ROAD FRONTAGES

The Road Frontages map confirms the road frontage hierarchy for each of the lots, for setbacks, fencing, wall articulation, colours & material requirements.

Refer to the Appendix for Road Frontage Type Map – Figure 3.2.1

LOT FRONTAGE TYPES – FIGURE 3.3.2



Flat. 0% – 5% (0 to 1:20)



Transition. 5% to 8% (1:20 to 1:12.5)

3.3 LOT FRONTAGE TYPES

The Lot Frontage Type map confirms;

1. **Flat frontage lots** – are lots where grade of road frontage is 0% – 5% (0 to 1:20).

2. **Transition frontage lots** – are lots where grade of road frontage is 5% – 8% (1:20 to 1:12.5).

The Lot Frontage types are illustrated on the Lot Frontage Types diagrams.

Refer to the Appendix for Lot Frontage Type Map – Figure 3.3.1

*Note. Ballina Shire Council setback and allowable encroachments subject to B.S.C approval – Refer B.S.C DCP 2012 Chapter 12.

3. Definitions & lot type plans

3.4 BUSHFIRE REPORT OVERLAY MAP

The Bushfire Overlay map confirms; All lots where a detached house is proposed must refer to 'current' Bushfire Management Report.

Refer to the Appendix for Bushfire Hazard Overlay Map – Figure 3.4.1

3.5 ACOUSTIC TREATMENTS OVERLAY MAP

The Acoustic Treatments Overlay map confirms; Lots requiring acoustic management to:

1. Ground floor & above ground floor levels – are lots where a detached house is proposed, that require acoustic treatment to all levels – as per the Acoustic Management Report.
2. Above ground floor level (and slope sensitive) only – are lots where a detached house is proposed, that require acoustic treatment to above ground levels – as per the Acoustic Management Report.

Refer to the Appendix for Acoustic Overlay Map – Figure 3.5.1

3.6 MOSQUITO TREATMENTS OVERLAY MAP

The Mosquito Treatments Overlay map confirms; All lots require mosquito treatments to comply with the approved Mosquito Risk Assessment and the requirement for all windows, external doors, other openings and rainwater tanks to incorporate effective screening.

Refer to the Appendix for Acoustic Overlay Map – Figure 3.6.1

3.7 NEIGHBOURHOOD PLAN

The Neighbourhood Plan – Figure 3.7.1 confirms; The siting arrangement of all lots must comply with the arrangements of the Neighbourhood Plan. The Neighbourhood Plan represents a detailed coordination process, considers built form outcomes, and avoids conflicts with services and between adjacent dwellings.

The Neighbourhood Plan includes:

1. Mandatory locations of

- Driveways & driveway crossover offsets.
- Garages – note zero lot garages are not acceptable.

2. Nominal locations of

- Building entry – mandatory 1.5m deep front balcony, entry & porches.
- Private open space.
- Second driveway position – for dual occupancy – on corner lots only.

3. Design locations of infrastructure

- Storm-water lines – offsets to infrastructure required.
- Sewer lines – offsets to infrastructure required.
- Developer built civil retaining walls – offsets required.
- Approximate level change between lots.
- Pad mounted transformer site.
- Low side of sloping frontage – landscaped builders retaining walls required.
- Extent of developer built fences – not to be removed.
- Vistas lines from neighbouring roads – façade/landscape treatments to respond to vista.

4. Refer to specific design element sections for further explanations and requirements of approved elements.

The developer retains the right to relax some of the mentioned locations, however these relaxations will be in special circumstances only. The developer retains the right to refuse applications for relaxation.

Refer to the Appendix for Neighbourhood Plan – Figure 3.7.1

3.8 ACID SULPHATE SOILS MAP

COMPLIANCE TABLE 3.8	
AUREUS ARCHITECTURAL STANDARDS	
The Developer has confirmed by survey the extent of Acid Sulphate soil mapping, as an overlay map	
Ballina Shire Council D.C.P. 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
<ul style="list-style-type: none"> • Class 2 – development that would not be compliant under the SEPP Greenfield Housing Code • Therefore lot owner/ builder can only utilise the Ballina Shire Council D.C.P. 	<ul style="list-style-type: none"> • Class 3 – development that would be compliant under the SEPP Greenfield Housing Code
Dwellings on both Class 2 and Class 3 acid sulphate soils lots must be designed to address this hazard in accordance with the Ballina Shire L.E.P. 2012	
Refer to Appendix for Acid Sulphate Soils Map – Figure 3.8.1	

3.9 COASTAL MANAGEMENT MAP

COMPLIANCE TABLE 3.9	
AUREUS ARCHITECTURAL STANDARDS	
The Developer has confirmed by survey the extent of Coastal management mapping, as an overlay map	
Ballina Shire Council D.C.P. 2012 - Chapter 4	SEPP Greenfield Housing Code 2017
<ul style="list-style-type: none"> • 100m proximity area to the coastal wetlands – development that would not be compliant under the SEPP Greenfield Housing Code • Therefore lot owner/ builder can only utilise the Ballina Shire Council D.C.P. 	<ul style="list-style-type: none"> • Refer Compliance Table 3.8
Dwellings within the 100m proximity area to the coastal wetlands must be designed to address this clause in accordance with the SEPP Coastal Management Plan 2018.	
Refer to Appendix for Coastal Management Map – Figure 3.9.1	

4. Building & landscaping approval procedure

4. Building & landscaping approval procedure

4.1 PRIOR TO CONSTRUCTION

The Aureus Architectural Standards assessment is a simple, one step process. To obtain approval, buyers or their builder are required to submit a full set of working drawings showing the complete development of the land, including confirmation of which plan or code that they are to have their D.A. assessed under. The working drawings must be accompanied by a landscaping drawing and a complete depiction of the intended colours and materials.

A submission checklist is provided in Section 11.

Incomplete applications will not be reviewed. The buyer will be notified by email that certain documents are still required to be submitted before a review will be carried out. Once the outstanding documents have been received the submission will be reviewed.

If the submission complies with the requirements of this document, an approval will be issued. If there are elements, which do not comply fully, but can be easily resolved by the builder, these will be noted as conditions of approval. The conditions will be listed in the letter of approval and noted on the drawings, copies of which will be attached to the approval.

If there are too many items that are non-compliant, the submission will be returned to the buyer with a brief description of the problems with the submission.

The onus will be on the builder and/or the owner to review the design submitted in relation to this document, and re-submit an amended design, which does comply.

Approvals will be issued by email. A hard copy can be mailed to the owner on request.

4.2 BASIX APPROVAL

Buyers should note that the D.A.P. will not be reviewing any of the elements required for BASIX approval.

4.3 DUAL OCCUPANCY APPROVAL

Buyers should note that the D.A.P. will not be reviewing any of the elements required for Dual Occupancy approval.

4.4 LOCAL AUTHORITY APPROVAL (D.A)

Once plans have been approved in writing by the D.A.P., working drawings can be submitted to either:

- B.S.C for D.A. approval under the Ballina DCP Chapter 4, or
- A private certifier for D.A. approval under the SEPP Greenfield Housing Code 2017 (if compliant).

Construction Approvals must be obtained from your certifier before construction commences.

4.5 ON COMPLETION

Once the following milestones have been met:

- The building has been completed in accordance with the approved building plans, and all the conditions of the approval have been met.
- The landscaping has been installed in accordance with the approved landscaping plan, and all the conditions of the approval have been met.
- A photo record of the building and landscape and fences from the streetscape has been submitted.

EP. 4 AUREUS ENVIRONMENTAL PRINCIPLES

Aureus seeks to achieve exceptional sustainability outcomes. Aureus will aim to achieve this important outcome by focusing on the following key areas:

Ecosystems

Protect and enhance native ecosystems and ecological function, and rehabilitate degraded sites.

Waste

Implement waste management procedures and practices to reduce the amount of waste to landfill and facilitate recycling.

Energy

Implement measures to optimise energy reduction across the project beyond current regulatory requirements.

Materials

Utilise environmentally responsible materials and construction methods to lower environmental impact of materials usage.

Water

Implement measures, which reduce potable water use, across the project beyond current regulatory measures.

Community

Encourage healthy and active lifestyles, community spirit, local facilities, alternative transport models, and accessible and flexible design that welcomes a diversity of people and adapts to their changing needs.



5. Objectives of the guidelines



5. Objectives of the guidelines

5.1 GENERAL PRINCIPLES. DESIGNING IN NORTH COAST NSW

The following guidelines have been developed to ensure that quality housing is constructed at Aureus, and that the amenity of the development and buyers investment is protected.

These guidelines promote:

- Well-articulated façades and roof lines – noting on sloping sites, side elevations become more important.
- Contemporary designs, relevant to modern living in 'North Coast' New South Wales.
- Elevated/two storey dwellings maximising views to the ocean.
- The use of appropriate buildings materials, patterns, textures and colours.
- Colour and landscape palette is relevant to Hillside and Ridgeline location.
- Masonry and lightweight dwellings with generous decks responding to site topography and ocean views.
- Installation of generous & deep front porches, patios, balconies, terraces and deeper eaves.
- Building siting and internal room arrangements to take advantage of views and preserve privacy.
- Landscape of a scale and quality to soften impact of two storey houses upon the streetscape.
- Quality landscaping and fencing to be slope sensitive and minimise height by stepping retaining walls.
- Sustainable living principles, such as large eaves and louvred screens.
- Clerestory windows allowing sunlight from the East and views to the coast.
- Passive surveillance to streets and laneways.
- Variety of house designs (**Refer 6.7.1 – Façade Variation**).

Before choosing or designing your home, it is important to consider how the features of the allotment might influence the location and layout, to improve your family's lifestyle, and the neighbourhood as a whole.

Factors to consider include:

- Site levels – not all blocks are benched flat (not all blocks are level).
- Sloping sites – some blocks require slope sensitive design.
- Service and easement locations.
- Driveway location (**Refer Figure 3.7.1**).

- Setbacks – requirements of Ballina Shire & SEPP Greenfield Housing Code may differ to other authorities in Australia.

- Home entry and street address.

- Relationship of your house to those on adjoining properties – particularly with respect to garage locations and façade selection.

5.2 RESIDENTIAL CHARACTER. CONTEXT OF THE NORTH COAST NSW

The D.A.P. will require façades to be articulated by means of shading elements and steps in wall planes and roof planes. This articulation is required to the front façades and to sections of the side façades, which are visible from the street.

Where a home is on a corner lot with a dual frontage, the colours and materials used on the primary frontage are to return along the side façade on the secondary frontage.

Side elevations on corner lots require additional articulation.

Shading elements may include eaves, a portico, window hoods and surrounds.

Articulation should be emphasised using feature materials and contrasting colours, within a harmonious colour scheme.

The developer will be encouraging façades, landscapes and streetscapes that complement the established 'North Coast NSW Character', reinforcing the local character described in the 'North Coast Urban Design Guidelines'.

Houses are to be suitable to the North Coast NSW:

- Simply and holistically in theme as a single, well-articulated structure.
- Articulated with well resolved and integrated detailing.
- Have a balanced distribution of suitable materials and colours.
- Tuscan style, Colonial, Georgian, as well as rustic finishes, are discouraged by the D.A.P.



6. Design elements

6. Design elements

6.1 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.

COMPLIANCE TABLE 6.1

AUREUS ARCHITECTURAL STANDARDS

Cut and fill is generally not to exceed 1000mm in height

Ballina Shire Council D.C.P. 2012 Chapter 4	SEPP Greenfield Housing Code 2017
Excavation / Filling	Excavation
=<900mm from boundary – max 1.2m (BDCP – Element P.)	Max. 1m – If location < 1m from boundary
	Max. 2m – If (x) located 1m <x <1.5m from boundary
	Fill – Max 1m (dwelling) – Max. 600mm (other) (GFHC – 3C.33)

The application of SEPP Greenfield Housing Code will be restricted on certain lots that fall within Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refers to Acid Sulphates Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance.

Applicants to refer to the full DCP or Code for complete requirements.

Where the slope of the land necessitates a greater extent of cut and fill than 1000mm, an engineer's certificate will be required as part of the submission to certify the design of the retaining wall.

Cut and fill in the front setback, is to be terraced as per **Design Element 6.27 'Builders Retaining Walls in Streetscape'**.

6.2 SPECIFIC TO OCEAN VIEWS

Clients and designers should visit their specific lot, and establish how to best orientate and design your dwelling to maximise views to the ocean.

The D.A.P. may be able to provide you with submitted designs of neighbouring lots. This may assist you in siting your dwelling, the layout of habitable rooms, and the design of your private landscape open spaces.

6.3 SPECIFIC TO SLOPING FRONTAGES

To improve the appearance of elevated buildings and provide for enhanced neighbourhood amenity, the following controls are required:

- Driveways & streetfront landscaping needs to resolve levels between flat pad of the house, and the sloping verge in front of the building,
- Landscaping needs to terrace and return down neighbouring boundaries,
- Where the understorey of a building is visible from adjoining properties or the street, landscaping or screening panels must be provided around the base perimeter of the building, or
- The underside of the building is lined or painted.

6.4 SPLIT LEVEL HOMES

The majority of lots in Aureus have been engineered relatively flat with a limited cross fall. Some steeper sites could consider split level homes. Design benefits include;

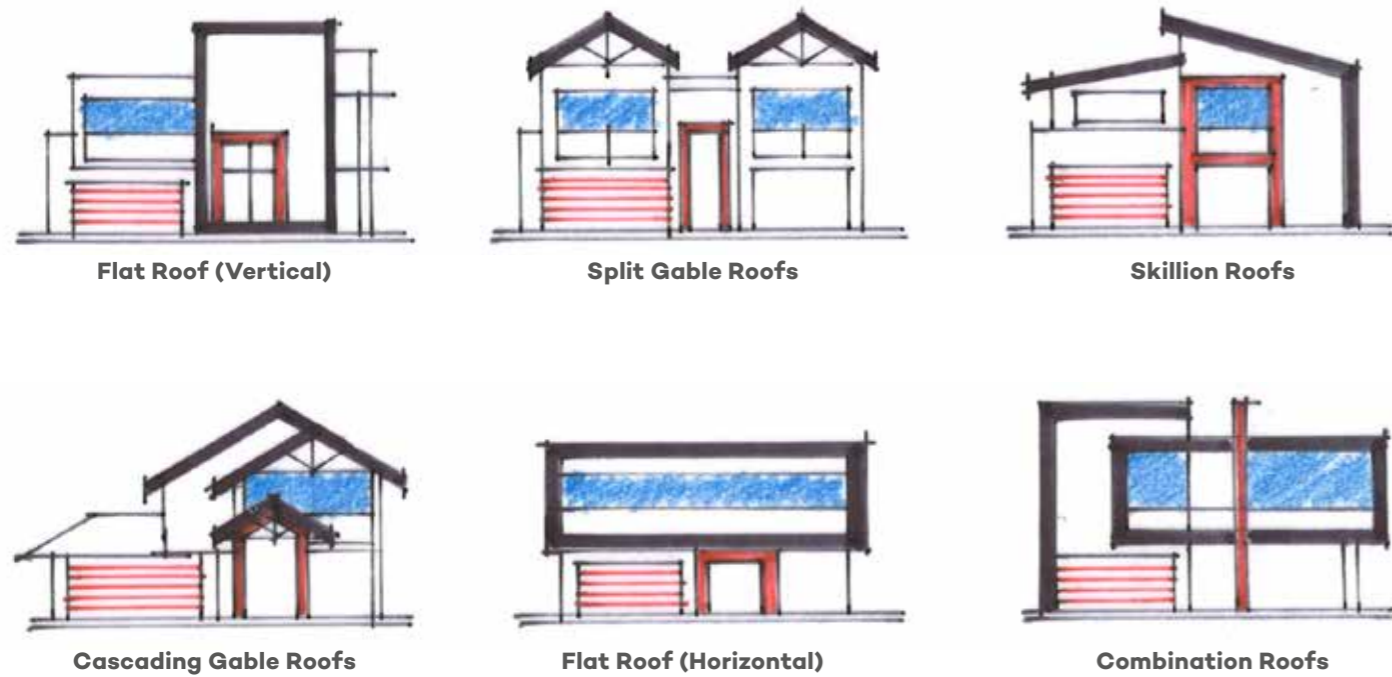
- Dwelling is more responsive to existing landform.
- Limited extent of excavation and filling for the site.
- Allows more storage on lower levels.
- Allows double height living spaces and interesting roof form.
- Allows a second storey to capture views, without increasing floor area.
- Stairs are broken into half flights, so it is easier to go between levels.

6.5 NORTH COAST ACCEPTABLE ROOF FORM, MATERIALS AND COLOURS

Roofs must be designed and articulated to reinforce the local character with strong roof forms and generous overhangs, deep porches and balconies.

6.5.1 ACCEPTABLE ROOFS TYPES

FIGURE 6.5.1.1



COMPLIANCE TABLE 6.5.1
AUREUS ARCHITECTURAL STANDARDS
<ul style="list-style-type: none"> • Gable roofs at minimum of 25 degrees.
<ul style="list-style-type: none"> • Please note that all street façades will not be approved with single gables or single skillions, the roof plan selected for the house should result in the visible roof having steps and some variation in the ridge levels, giving the roof visual interest.
<ul style="list-style-type: none"> • D.A.P. requires modern skillion roofs at minimum 10 degrees (this is greater than Ballina Shire D.C.P minimum of 5 degrees).
<ul style="list-style-type: none"> • Flat or parapet roofs are allowed, if they are composed in a strong vertical or horizontal composition and complemented with deep balconies and deep hoods and cantilevers. (They will be subject to special approval by D.A.P.).
<ul style="list-style-type: none"> • Mandatory requirements for eaves of at least 450mm to North, East & West façades, to make up at least 75% of the total wall length. For modern skillion roofs, hoods and awnings can meet the above requirement, over openings.
<ul style="list-style-type: none"> • Deep eaves for shading are encouraged • Ballina Shire D.C.P permits up to 700mm eaves outside the building envelope • Bespoke fascia, soffit and downpipe details are encouraged
<ul style="list-style-type: none"> • Hipped roofs are not acceptable • Curved roofs are not acceptable • Dutch Gables are not acceptable

- Your BASIX certificate may require deeper than 450mm eaves.
- Allow for wide gutters to handle heavy rainfall.

FIGURE 6.5.1.2

Flat Roofs (Vertical)



Split Gable Roofs



Skillion Roofs



Combination Roofs



Flat Roofs (Horizontal)



Cascading Gable Roofs



Hipped Roofs & Dutch Gables (Not Permitted)



Curved Roofs (Not Permitted)



6.5.2 ACCEPTABLE MATERIALS FOR ROOF

COMPLIANCE TABLE 6.5.2

AUREUS ARCHITECTURAL STANDARDS

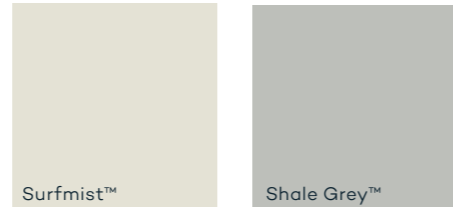
- Colorbond® roof sheeting
- Galvanised/zinc roof sheeting products will require higher quality materials, and detailing used on the façades
- Tiles are not acceptable
- Thatch is not acceptable

6.5.3 ACCEPTABLE COLOURS FOR ROOF

Colorbond® steel range roofing, walling, gutters, fascia and downpipes. Currently, BASIX describes the Solar Absorbance differently than the BCA. Allowing more colours in the light/ medium range.

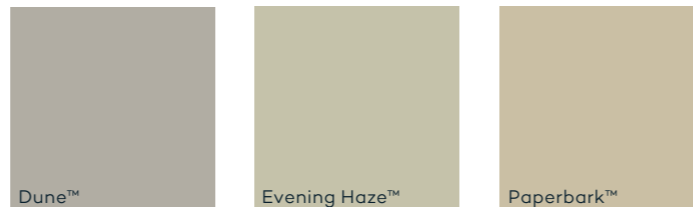
ROOF COLOURS PREFERRED

LIGHT – SOLAR ABSORBANCE <0.475



ROOF COLOURS ACCEPTABLE

LIGHT – SOLAR ABSORBANCE <0.475



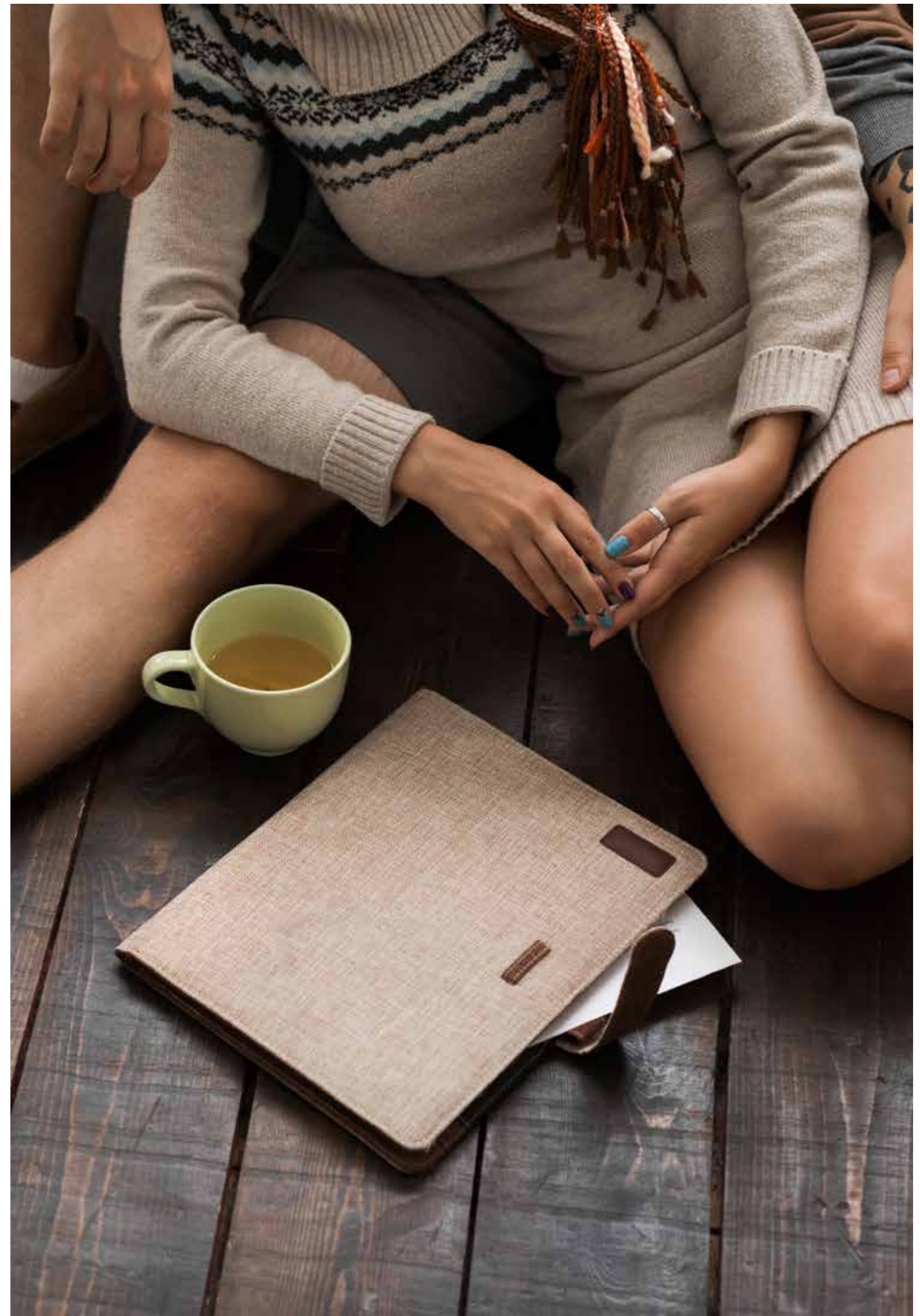
MEDIUM – SOLAR ABSORBANCE 0.475 – 0.700

(May require additional roof insulation to achieve BASIX)



ROOF COLOURS NOT ACCEPTABLE

- Black
- Red
- Green
- Brown
- Cream



The roof of your home is the largest surface area exposed to the sun throughout the entire day. Choosing a light colour that will reflect the heat will reduce the amount of heat entering your home by up to 30%.



6. Design elements

6.6 NORTH COAST. WALL ARTICULATION, MATERIALS AND COLOURS

Visible elevations must be designed to reinforce the local character with simple, modern and articulated façades (stepped or recessed) with interesting detailing. A combination of masonry and lightweight materials is expected, with light, warm and neutral colours to complement the coastal hinterland setting.

6.6.1 FRONT & SIDE WALL ARTICULATION

Primary and secondary street frontages;

- Walls and roofs are to step according to setback requirements (see Section 7) and;
- Front door entries are to be articulated as per Section 6.10 & 6.11.

COMPLIANCE TABLE 6.6.1	
AUREUS ARCHITECTURAL STANDARDS	
Refer to Section 6.11 for mandatory North Coast 1.5m deep balcony, extended entry or porch Walls and roofs are to be a max 9m long in one plane and are not to return to that plane unless they have a minimum 1m setback or step-out for a minimum 4.5m length.	
The SEPP Greenfield Housing Code allows an additional Articulation Zone on Secondary Road Frontages	
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
Primary Road Frontages Articulation Zone <ul style="list-style-type: none"> • Building elements may project forward of the building line by 1.5m for 25% only • Dwellings to address street with identifiable entrance and contribute to streetscape (BDCCP – Element D)	Primary Road Frontages Articulation Zone <ul style="list-style-type: none"> • Building elements may project forward of the building line by 1.5m for 25% only. • Dwellings must contain one door and one window to a habitable room at ground level Secondary Road Frontages Articulation Zones <ul style="list-style-type: none"> • Building elements may project forward of the building line by 1m for 20% only, and • Must include a window to a habitable room with an area of at least 1m² facing the secondary road. (GFHC – 3C.16)
The application of SEPP Greenfield Housing Code will be restricted on certain levels lots that will fall within Class 2 of the Acid Sulphate Soils Survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate soils map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance. Applicants to refer to the full DCP or Code for complete requirements	

6.6.2 ACCEPTABLE WALL MATERIALS INCLUDE:

COMPLIANCE TABLE 6.6.2
AUREUS ARCHITECTURAL STANDARDS
<ul style="list-style-type: none"> • Painted render • Contemporary lightweight cladding • Metal sheeting with a factory finish (eg. Colorbond®) used as a feature material • A limited amount of face brick used as a feature – maximum 30% of the facade (percentage of wall surface excludes garage doors, front door and windows) • Bagged and painted blockwork • Textured coloured concrete • Natural stone • Timber, weatherboard, or Colorbond® profiled sheeting used as feature panels • Powder coated or clear varnished window frames with matching screens, louvres and trims • Bricks with sharp or glazed edge • Feature facade tiles • 1 x Mandatory recycled timber component on the front facade
The following materials will not be permitted <ul style="list-style-type: none"> • Large format and/or mottled brick • Common bricks • Rough edge bricks • Mud brick and rammed earth walls. (Subject to special approval by D.A.P).

6.6.3 ACCEPTABLE WALL COLOURS INCLUDE:

Colours and materials to be neutral earthy tones. Similar, or equivalent to the Colorbond colours in the light/medium range. Variations to this range are at the discretion of the D.A.P., and may not be approved.

A limited amount of bright feature colours may be used, if it is used to highlight a feature element, and is limited to a maximum of 30% of the façade.

Garage door colour is a large component of the façade, therefore must be within the acceptable Colorbond range, or timber, or timber look.

WALL/GARAGE DOOR PAINT COLOURS ACCEPTABLE



WALL/GARAGE DOOR PAINT COLOURS NOT ACCEPTABLE

- Black
- Red
- Green
- Brown
- Cream

BRICK COLOURS ACCEPTABLE



BRICK COLOURS NOT ACCEPTABLE

- Black
- Red
- Tan
- Brown
- Orange

FEATURE TILES COLOURS NOT ACCEPTABLE

- Black
- Red

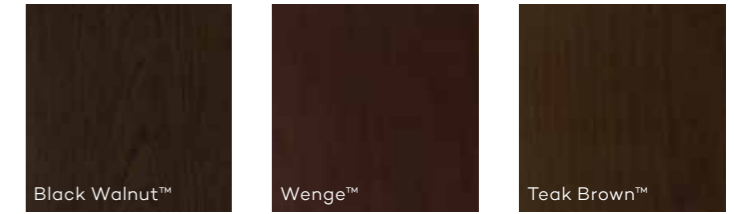
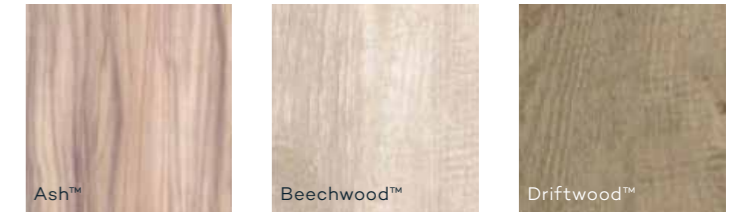
BLOCK WORK COLOURS ACCEPTABLE



BLOCK WORK COLOURS NOT ACCEPTABLE

- Ochre
- Red

FEATURE TIMBER/GARAGE DOOR COLOURS ACCEPTABLE



FEATURE TIMBER/GARAGE DOOR COLOURS NOT ACCEPTABLE

- Orange
- Red
- Black

6. Design elements

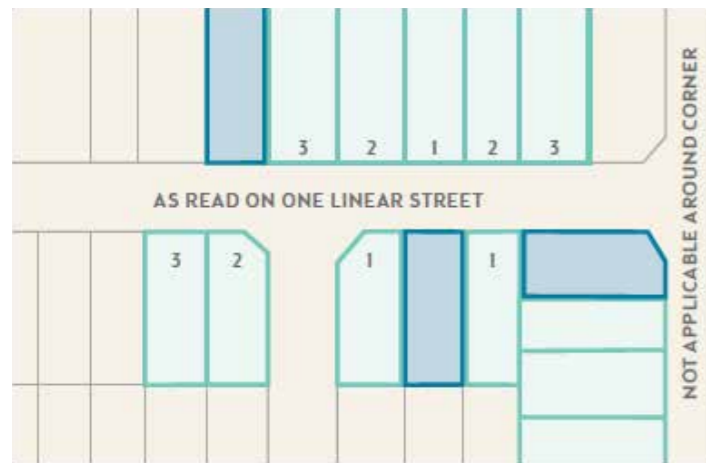
6.7 FAÇADE VARIATION AND ACCEPTABLE VARIATIONS

The D.A.P. keeps a record of submitted & approved façades, to ensure that streetscapes do not have a run of the same or similar façades without a break.


A primary street frontage façade design will not be approved where the same (or overly similar) design has been built or approved within three neighbouring lots, adjacent or opposite, as read on the one linear street. **Refer Figure 6.7.1**

Buyers will be advised if a house with the same or a very similar façade has been approved within three adjacent or opposite lots. In such cases, buyers will be required to select an alternative façade, or to make a significant variation to the articulation of the façade.

FAÇADE VARIATION DIAGRAM – FIGURE 6.7.1





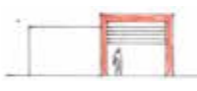
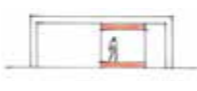




 First submission received by the D.A.P.

 Same, or similar façade to blue lot is not allowed.

There is generally a gap of three lots before repeating, as read on the one linear street. This doesn't apply around corners.

FAÇADE VARIATION ACCEPTABLE TYPES. ONE STOREY – FIGURE 6.7.2

NOT ACCEPTABLE		Single Gable
		Entry in-line with wall
ACCEPTABLE		Extended entry (min. 1.5m deep + overhang)
		Extended entry resort style (min. 1.5m deep + overhang)
		Extended entry/porch wide façade (min. 1.5m deep + overhang)
		Cantilevered Awning + Porch Landing (min. 1.5m deep + overhang)
		Extended Arbour under eaves line (min. 1.5m deep + overhang)
		Extended Entry Clerestorey Style (min. 1.5m deep + overhang)

ACCEPTABLE FAÇADE VARIATION - ONE STOREY Refer Figure 6.7.2

Minimum two (2) design elements need to vary.

Design elements that assist façade variation, in order of most significant to least significant variation, are as follows;

- Roof form.
 - » Porch between split roof.
 - » Porch under eaves.
 - » Porch with portico.
 - » Portico in resort style.
- Entry porch type.
- Roof colour.
- Garage door colour.
- Window arrangement.

ACCEPTABLE FAÇADE VARIATION - TWO STOREY Refer Figure 6.7.3

Because the roof is a less dominant streetscape element in a two storey building. The following design elements that assist variation are also acceptable.

The following design elements that assist variation are also acceptable

- Articulation of wall materials & feature colours.
- Extent of masonry to lower & lightweight to upper floors.
- Balcony supports & balustrade detail.


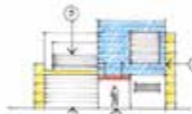



6.8 COLOUR MATCHING OF LIKE ELEMENTS:

To avoid obtrusive contrasting of elements.

Colours of the following must match.

1. Fascia & gutter to roof.
2. Satellite dishes, antennae & roof ventilators to roof.
3. Mosquito, fly & security screens to window frames.
4. Rendered letterbox to rendered walls.
5. Gate & fence return to side fence.

FAÇADE VARIATION ACCEPTABLE TYPES. TWO STOREY – FIGURE 6.7.3

NOT ACCEPTABLE		No balcony or porch
ACCEPTABLE		Lower porch (min. 1.5m deep)
		Wide balcony and portico strong protecting form 1.5m deep. Wall and garage wall can be inline. (min. 1.5m deep)
		Wide balcony and portico. (min. 1.5m deep)
		Narrow balcony and portico. (min. 1.5m deep)

*Note. Ballina Shire Council setback and allowable encroachments subject to B.S.C approval – Refer B.S.C DCP 2012 Chapter 12 Façade Variation.

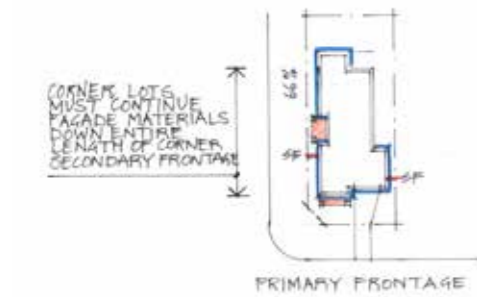
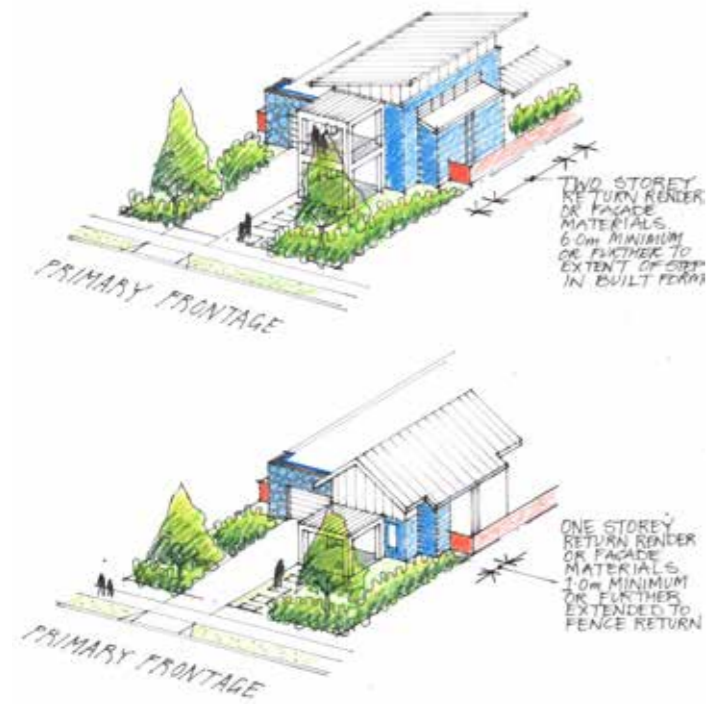
6. Design elements

6.9 RETURN OF FAÇADE MATERIALS DOWN SIDE ELEVATIONS

Aureus' topography means more of the side elevation is visible from the streetscape.

- Façade materials/render must return;
- 1.0m down the side elevation for one storey – to match fence return.
- 6.0m down the side elevation for two storey.
- Entire length of side elevation for secondary frontage on corner lots.

RETURN OF FAÇADE MATERIALS DOWN SIDE ELEVATIONS – FIGURE 6.9.1



6.10 DWELLING ENTRY LOCATION

Dwellings are to be designed to address the street, provide an easily identifiable entrance for pedestrians and contribute to the streetscape.

Mandatory front door locations are indicated on **Figure 3.7.1 – Neighbourhood Plan**. This ensures that the house addresses the primary street frontage with its front door.

6.11 MANDATORY NORTH COAST 1.5M DEEP BALCONY, EXTENDED ENTRY OR PORCH

A key aspect of the built form that will contribute and respond to the local and regional character of North Coast settlements, is the mandatory requirement of all Aureus lots to provide a primary road facing balcony, extended entry or entry porch of usable dimension.

See Figure 6.11.1 on opposite page.

COMPLIANCE TABLE 6.11	
AUREUS ARCHITECTURAL STANDARDS	
• Mandatory 1.5m minimum depth of balcony, extended entry or porch (Position as per neighbourhood plan Figure 3.7.1)	
• Part of this 1.5m depth may be accommodated in the 1.5m articulation zone (Ballina DCP, Chapter 4 Part 3.D Element – Articulation Zone & SEPP Greenfield Housing Code 3C.10)	
• Covered entrances are to be integrated into the overall design of the front façade in terms of their form, colour and materials. Their design should add to and enhance the articulation and built form of the dwelling.	

6.12 MINIMUM DWELLING AREA

The minimum area of the house, excluding garage/carport and eaves is 150m².

6.13 BUILDING HEIGHT

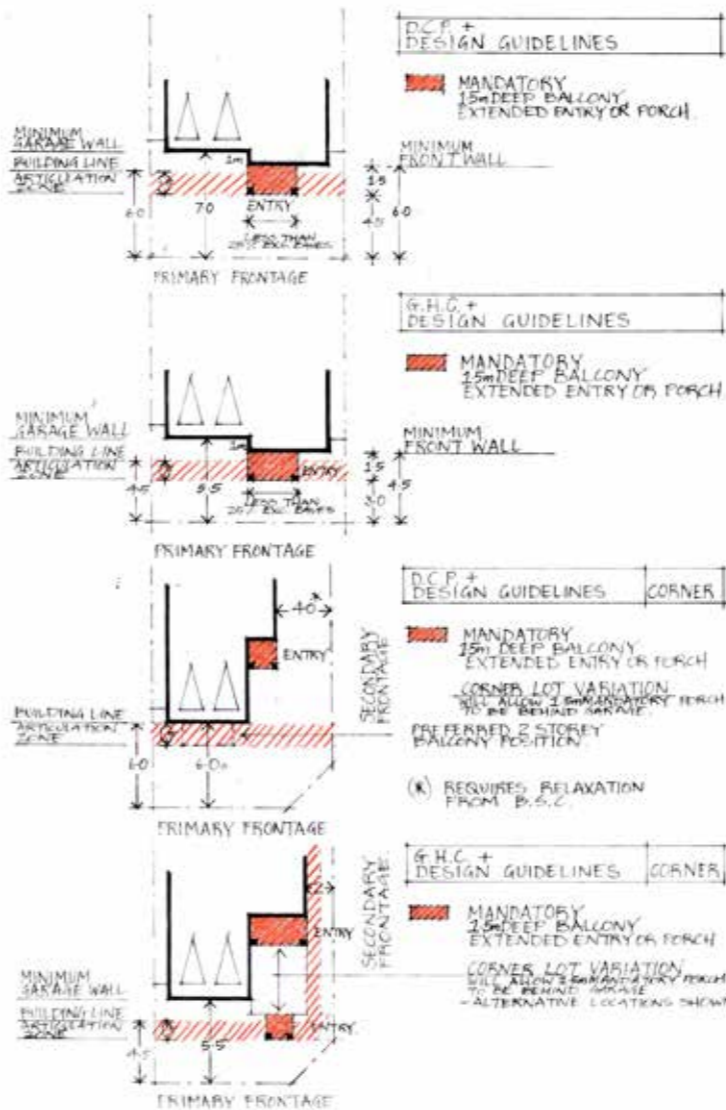
Dwellings can be one or two storeys (except where mandatory two storey dwellings are on neighbourhood map).

- Houses must not exceed heights as per compliance table:

COMPLIANCE TABLE 6.13	
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
• Building height for a dwelling house is 8.5m (refer to B.L.E.P Map)	• Maximum height for a dwelling house is 8.5m above existing ground level. (GFHC Diagram – 3C.9)

The application of SEPP Greenfield Housing Code will be restricted on certain lots that will fall within Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate Soils Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance. Applicants to refer to the full DCP or Code for complete requirement

MANDATORY NORTH COAST 1.5M DEEP BALCONY, EXTENDED ENTRY OR PORCH ON PRIMARY FRONTAGE – FIGURE 6.11.1



6.14 SITE COVERAGE

The site coverage calculation is not applicable in Ballina Shire DCP or SEPP Greenfield Housing Code. (Building envelopes, floor space ratios, building height, and controls over maximum encroachments along North & East elevations apply).

6.15 FLOOR SPACE RATIO

- The Ballina DCP refers to Floor Space Ratio (FSR). The SEPP Greenfield Housing Code refers to Gross Floor Area (GFA). The definitions are measured differently under each instrument.
- The requirements for the bulk, scale and character of a dwelling are set out in Ballina DCP, Chapter 4 Part 3.B Element – Floor Space Ratios & SEPP Greenfield Housing Code.

The SEPP Greenfield Housing Code allows an additional floor area than the DCP for smaller lots, i.e.

- An additional 40m² approx. for a 451m² lot
- For larger lots the DCP allows additional floor area

COMPLIANCE TABLE 6.15

Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017																				
• FSR of 0.5:1 applies	Gross Floor Area is measured from internal face of external walls excluding:																				
• Where two car parking spaces are required a maximum of 44m ² can be excluded from the F.S.R for the garage/store area proposed. (BDCP – Element B)	• Storage																				
• The FSR gross floor area is measured from the internal face of external walls & does not include open sided terraces or balconies (BLEP – definitions)	• One Car Park Space																				
	• Balconies Open Sided (SEPP def. – 1.5)																				
	For Sites (x): 450 < x < 560m ² GFA = 290m ²																				
	For Sites (x): 560 < x < 600m ² – GFA = 25% of lot area + 150m ²																				
	For Sites (x): 600 < x < 740m ² – GFA = 335m ² (GFHC – 3C.10)																				
Applicants are required to set out FSR calculations in submissions in a table, i.e.	Applicants are required to set out GFA m ² calculations in submissions in a table, i.e.																				
<table border="1"> <tr><td>Lot Area</td><td>...m²</td></tr> <tr><td>FSR (0.5:1)</td><td>...m²</td></tr> <tr><td>Plus Garage</td><td>...m²</td></tr> <tr><td>Plus External Walls</td><td>...m²</td></tr> <tr><td>Submission GFA</td><td>...m²</td></tr> </table>	Lot Area	...m ²	FSR (0.5:1)	...m ²	Plus Garage	...m ²	Plus External Walls	...m ²	Submission GFA	...m ²	<table border="1"> <tr><td>Lot Area</td><td>...m²</td></tr> <tr><td>GFA Allowed</td><td>...m²</td></tr> <tr><td>Plus One Carpark Space</td><td>...m²</td></tr> <tr><td>Plus External Walls</td><td>...m²</td></tr> <tr><td>Submission GFA</td><td>...m²</td></tr> </table>	Lot Area	...m ²	GFA Allowed	...m ²	Plus One Carpark Space	...m ²	Plus External Walls	...m ²	Submission GFA	...m ²
Lot Area	...m ²																				
FSR (0.5:1)	...m ²																				
Plus Garage	...m ²																				
Plus External Walls	...m ²																				
Submission GFA	...m ²																				
Lot Area	...m ²																				
GFA Allowed	...m ²																				
Plus One Carpark Space	...m ²																				
Plus External Walls	...m ²																				
Submission GFA	...m ²																				
The application of SEPP Greenfield Housing Code will be restricted on certain lots that will fall within the Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate Soils Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance. Applicants to refer to the full DCP or Code for complete requirement.																					

6. Design elements

6.16 PRIVATE LANDSCAPING & OPEN SPACE

Each dwelling is to have a clearly defined private outdoor living space. This is required in Ballina DCP, Chapter 4 & SEPP Greenfield Housing Code

COMPLIANCE TABLE 6.16	
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
Landscaping & Open Space	Minimum Landscaped Area
<ul style="list-style-type: none"> Min 25% of the site must be landscaped and previous Each dwelling is to have a private open space that is max. 1:10 slope Accessible direct from a living area Where possible, located to the North or East of the dwelling. Dwelling must have an outdoor living area of at least 24m² with a minimum dimension of 4mx4m. (BDCP – Element G) 	<ul style="list-style-type: none"> For lots (x): 450m² < x < 600m² – 20% of Lot Area For lots (x): 600m² < x < 950m² – 30% of Lot Area Each landscaped area must have a minimum width & length of 1.5m For lot widths < 18m, 25% of the area forward of the building line must be landscaped For lot widths > 18m, 50% of the area forward of the building line must be landscaped. (GFHC – 3C.30)
	Principal Private Open Space
	<ul style="list-style-type: none"> Must be provided and be accessible from / adjacent to habitable room (not a bedroom) Must be at least 3mx3m not steeper than 1:50 gradient (SEPP def. – 1.5)

The application of SEPP Greenfield Housing Code will be restricted on certain lots that will fall within Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate Soils Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance.

Applicants to refer to the full DCP or Code for complete requirements.

The following criteria should be also be considered;

- Take care not to reflect light and heat into your new home from large landscaping features or light coloured pathways next to the building;
- Sufficiently screen for privacy;
- Where adjacent to a secondary street frontage additional landscape screening to be added to the secondary street frontage fence to achieve sufficient screening.

Nominal private open space locations are shown on the **Neighbourhood Plan – Figure 3.7.1 in the Appendix** and are encouraged.

6.17 ORIENTATION & SOLAR ACCESS

Aureus, is located on a rolling coastal site with vistas out to the ocean on the East and the coastal wetlands on the West. There is a great opportunity to custom design and orientate your home, to take advantage of great views, great breezes, and favourable morning sun. Passive solar design principles should be applied when selecting house design and are required in **Ballina DCP, Chapter 4 Part 3.J.**

COMPLIANCE TABLE 6.17	
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
<ul style="list-style-type: none"> Main indoor & outdoor living spaces face North and East. Windows of living areas of dwellings & private open space must receive 3 hours of direct sunlight between 9am and 3pm (AEST) & on 21 June. (BDCP – Element J) 	
Applicants to refer to the full DCP or Code for complete requirements.	

The following criteria should be considered;

- Location of outlook and orientation.
- Provision of generous balconies, terraces and porches.
- The orientation of these covered outdoor areas and private open spaces.
- Location of windows to allow for effective cross ventilation.
- Overhangs and awnings to allow winter sun into rooms and shade from summer sun.
- Location of rooms to minimise hot western afternoon sun.

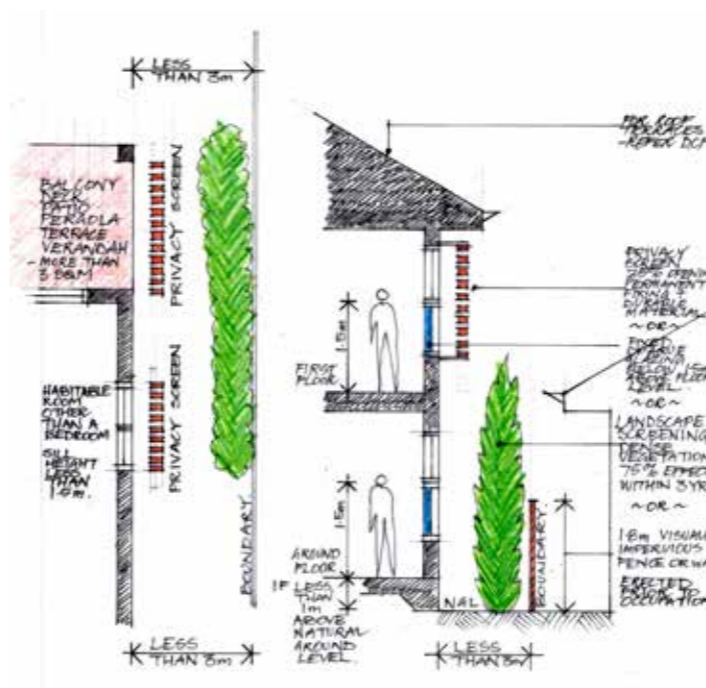
6.18 VIEWS, OVERLOOKING, PRIVACY & SIDE AND REAR BALCONIES

The design of your home will need to balance outlook to views, and preserving neighbours privacy.

While the developer acknowledges that outlook to views are desirable, and that in a hillside location, there is a general understanding of overlooking. Privacy requirements for dwellings are set out in Ballina DCP, Chapter 4 Part 3.I Element – Overlooking & Privacy & SEPP Greenfield Housing Code.

PRIVACY SCREENING – FIGURE 6.18.1

The SEPP Greenfield Housing Code restricts the size and height of balconies/decks to the side and rear of dwelling houses.



The SEPP Greenfield Housing Code restricts the size and height of balconies/decks to the side and rear of dwelling houses.

COMPLIANCE TABLE 6.18.1									
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017								
	<ul style="list-style-type: none"> The max. height (floor level) of the balcony – Chapter 4 deck is <table border="1"> <tr> <td>Setback from the side or rear boundary</td> <td>Maximum permitted floor level above ground level (existing)</td> </tr> <tr> <td><3m</td> <td>2m</td> </tr> <tr> <td>3m – 6m</td> <td>3m</td> </tr> <tr> <td>>6m</td> <td>4m</td> </tr> </table> <p>(GFHC – 3C.14)</p> <ul style="list-style-type: none"> The total floor area of all attached side or rear balconies/decks within 6m of the boundary and more than 2m above existing ground must not be more than 12m² 	Setback from the side or rear boundary	Maximum permitted floor level above ground level (existing)	<3m	2m	3m – 6m	3m	>6m	4m
Setback from the side or rear boundary	Maximum permitted floor level above ground level (existing)								
<3m	2m								
3m – 6m	3m								
>6m	4m								
The application of SEPP Greenfield Housing Code will be restricted on certain lots that will fall within the Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate Soils Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance.									
Applicants to refer to the full DCP or Code for complete requirements.									

6. Design elements

6.18 VIEWS, OVERLOOKING, PRIVACY & SIDE AND REAR BALCONIES (CONT.)

COMPLIANCE TABLE 6.18.2	
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
<p>i. Windows must have privacy screens if:</p> <ul style="list-style-type: none"> It is a window in a habitable room, other than a bedroom, and The wall in which the window is located has a setback of less than 3m from a side or rear boundary, The window has a sill height of less than 1.5m and a floor level greater than 1.0m above ground level (existing). <p>ii. A balcony, deck, pergola, terrace or verandah must have a privacy screen if it:</p> <ul style="list-style-type: none"> Has a setback of less than 3m from a side or rear boundary, and Has a floor area of more than 3m² and a floor level greater than 1.0m above ground level (existing). <p>iii. Note. N/A</p> <p>iv. Details of privacy screening required in (i) – (iii) must be submitted with the development application and may consist of (Refer Figure 6.18.1):</p> <ul style="list-style-type: none"> Screening that has 25% openings (maximum), is permanently fixed and is constructed of durable materials, <p>or</p> <ul style="list-style-type: none"> A 1.8m high visually impervious fence or wall between a ground level balcony, deck, patio, pergola, terrace, verandah or window where the floor level is not more than 1m above ground level (existing), or Landscape screening by using existing dense vegetation or new planting that can achieve a 75% screening effectiveness within three years (without affecting solar access or views). Fixed opaque glazing in any part of a window below 1.5m above floor level. <p>(BDCP – Element I)</p>	<p>Privacy screens are required for windows to all habitable rooms if:</p> <ul style="list-style-type: none"> The window is less than 1.5m above the finish floor level & faces, and is less than 3m from a side or rear boundary & the room has a finished floor level or more than 1m above ground level. Privacy screens to have no individual openings more than 30mm wide. A total area of all openings that is no more than 30% of the screen. A fixed window can have translucent glass. <p>(GFHC – 3C.18)</p>
<p>The application of SEPP Greenfield Housing Code will be restricted on certain lots that will fall within Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate Soils Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance.</p> <p>Applicants to refer to the full DCP or Code for complete requirements.</p>	

6.19 ACOUSTIC TREATMENTS

Some lots within Aureus are affected by road traffic noise, the design of houses on these lots should refer to the Noise Impact Assessment for recommended construction standards.

- Compliance may be achieved through internal room layout, external living room orientation and/or treatment of glazing in the façade.
- Refer to the **Acoustic Overlay Map – Figure 3.5.1** (appendix) before designing your home.
- The D.A.P. will not be assessing the acoustic treatments of your home.
- Lot owners will need to demonstrate compliance to D.A.P. and building certification agent.

6.20 ENERGY EFFICIENCY

Owners are to incorporate energy saving design features in their house designs.

Please note that the NSW government has announced that the BASIX energy targets will be increased in July 2017, following an extensive community and industry consultation process.

The energy design features in your BASIX certificate, become obligations that you commit to completing. These obligations will not be assessed by D.A.P.

6.20.1 MAXIMISE ASPECT TO NORTH EAST

Owners are encouraged to take advantage of coastal views and coastal breezes to the East with larger glazed areas of windows and doors.

- This may require additional consideration of orientation, overhang, shading, & glass type to reduce unwanted heat gain and achieve BASIX certification.

6.20.2 SHADING DEVICES

Shading devices such as eaves, hoods, verandahs, pergolas, balconies, awnings, exterior louvres & blinds are encouraged.

- Shading elements must complement the overall building design.

6.20.3 LIMIT AIR CONDITIONING (CONDITIONED FLOOR AREA)

Designs which encourage cross ventilation and limit need for conditioned floor space are encouraged.

- Outdoor covered terraces must be designed with higher soffits to allow ceiling fans.

6.20.4 HOT & COLD WATER EFFICIENCY

Designs which include sustainable hot & cold-water devices are encouraged.

- Equipment must complement the overall building design, particularly roof form avoiding need for unsightly roof brackets and supporting frames.

6.21 GARAGES AND CARPORTS

The street frontage isn't to be dominated by garages and carports.

- Carports to be screened on three sides, with transparency of screens to Ballina Shire Council requirements.
- Garages to be setback in accordance with Section 7.

COMPLIANCE TABLE 6.21	
AUREUS ARCHITECTURAL STANDARDS	
<ul style="list-style-type: none"> Garages and carports to be integral to the design of the house and setback from the front façade minimum 1.0m from the front façade of the house to improve the street appeal of the dwelling. Two off-street parking spaces to be provided, with a minimum of one enclosed garage. Door colours are to be in the accepted palette of Colorbond colours illustrated in Section 6.6.3. Zero Lot Line garages are not acceptable. Garage doors must be a panel door. Roller doors are not acceptable. 	
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
<ul style="list-style-type: none"> Provide 2 spaces per dwelling Min. one enclosed garage The maximum width of the garage door must not be more than 50% of the lot frontage Refer D.C.P for carport requirements <p>(BDCP – Element H)</p>	<p>Maximum width of garage door openings:</p> <ul style="list-style-type: none"> For lot widths (x): 11m < x < 15m 6m For lot widths > 15m 50% of the width of the front façade or 7.2m, whichever is the lesser <p>(GFHC – 3C.11)</p>
<p>The application of SEPP Greenfield Housing Code will be restricted on certain lots that will fall within the Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate Soils Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance.</p> <p>Applicants to refer to the full DCP or Code for complete requirements.</p>	

6. Design elements

6.22 DESIGN FOR CARAVANS, BOATS, TRAILERS & PLAY EQUIPMENT

Aureus promotes an active lifestyle, and is located near recreational amenity. The design of your home needs to consider the storage of equipment likely to be accumulated over the life of the home.

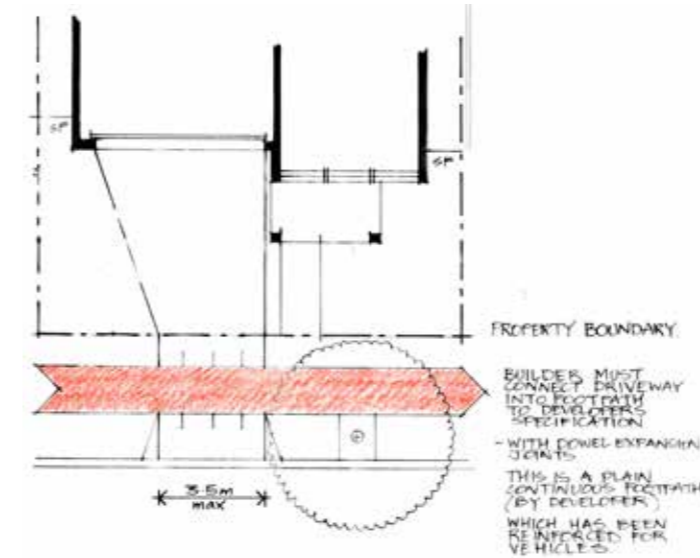
- Recreational vehicles and equipment must be stored within garages or carports or screened from view behind gates or adequate landscaping.
- The best way to achieve this is to allow a second garage door and drive-through access from your garage to your service courtyard area.

6.23 DRIVEWAYS AND CROSSOVERS

- Only one driveway is permitted per lot, unless shown on neighbourhood plan.
- Refer to **Neighbourhood Plan Figure 3.7.1** for acceptable driveway crossover locations.
- The plain concrete footpath (by developer) is to be continuous through the driveway. Set out & additional engineering details are included in **Figure 6.23.1**.
- Driveways constructed above underground stormwater soakage pits must comply with the manufacturers specifications.
- Driveway finish is to be included in the materials palette and is to complement the overall colour scheme and materials palette.
- Permitted materials include clay or brick pavers, stencilled and applied finishes, exposed aggregate concrete and coloured concrete.
- Plain concrete, stamped patterned concrete are not permitted.
- Crushed or decomposed stone and car track driveways are not permitted.
- Driveways must be completed prior to occupation of the home.

COMPLIANCE TABLE 6.23	
AUREUS ARCHITECTURAL STANDARDS	
• Driveway widths must match crossover width at the title boundary, with a 1.0m min. landscape strip between driveway and the side boundary Figure 6.23.2	
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
• Max. driveway widths at boundary & kerb to be confirmed	• Max. driveway widths measured at the boundary
	• For lots < 15m wide
	• Single driveway = 3m
	• Double driveway = 4.8m
	• For lots > 15m wide
	• Max. driveway widths = 4.8m (GFHC – 3C.19)
The application of SEPP Greenfield Housing Code will be restricted on certain lots that will fall within Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate Soils Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance. Applicants to refer to the full DCP or Code for complete requirements.	

CONCRETE FOOTPATH (BY DEVELOPER) – FIGURE 6.23.1



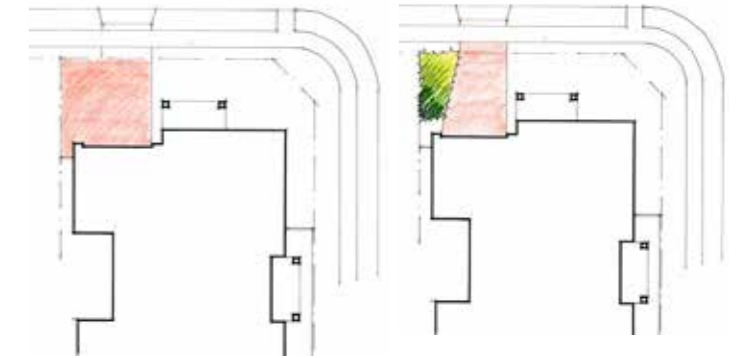
LANDSCAPE STRIP BETWEEN DRIVEWAY AND SIDE BOUNDARY – FIGURE 6.23.2



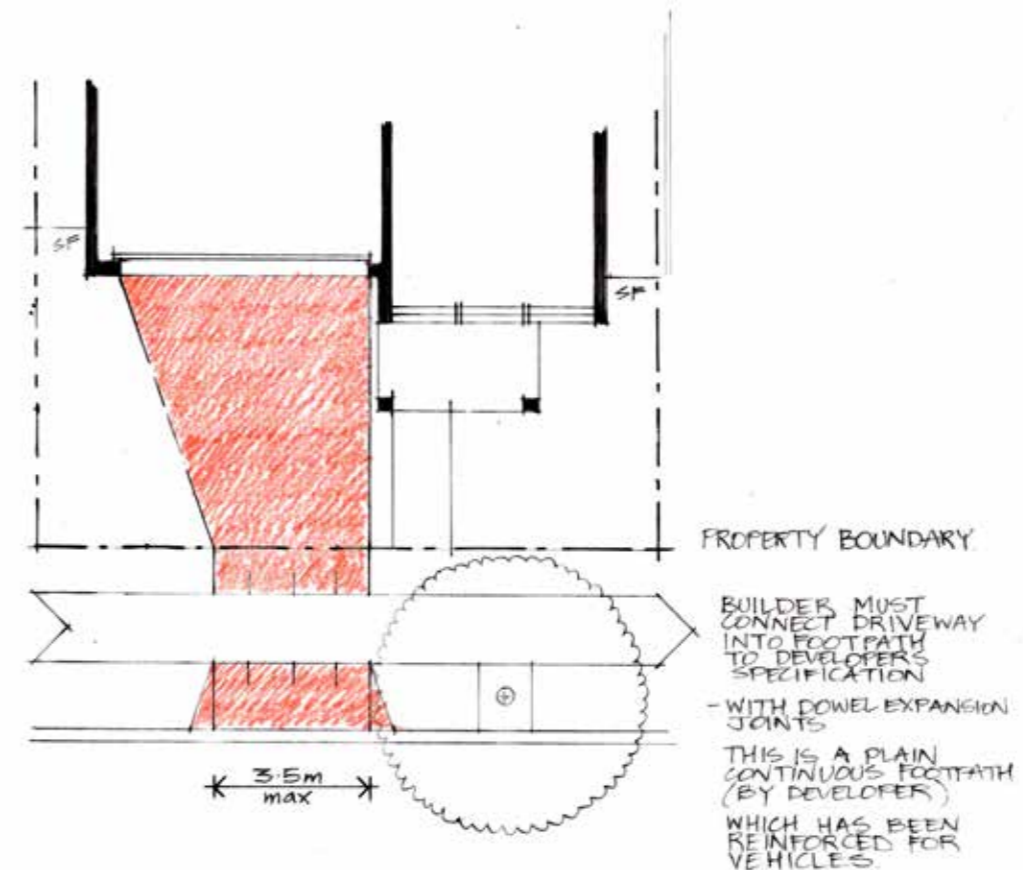
- No offset from side boundary
- Too wide at front boundary



- Min. 1m offset from side boundary
- Tapering from garage to front boundary



DRIVEWAYS CAN BE CONSTRUCTED ABOVE UNDERGROUND STORM-WATER – FIGURE 6.23.3



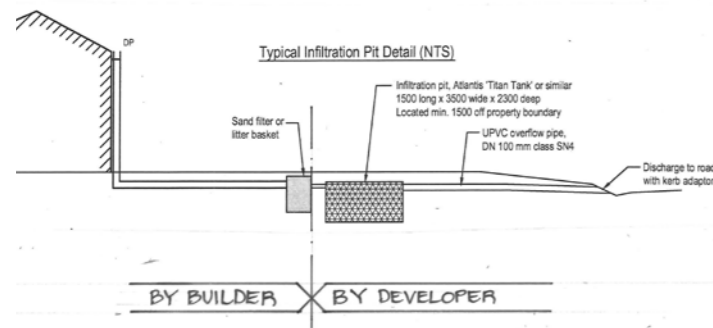
6. Design elements

6.24 STORM-WATER DEVICES UNDERGROUND INFILTRATION TANKS

Your lot may be provided with an underground storm-water infiltration tank, which cleans and slows down storm-water, before it is discharged into the surrounding storm-water network.

- You must connect to, maintain and not demolish this device.

STORM-WATER DEVICES UNDERGROUND INFILTRATION TANKS – FIGURE 6.24.1



Notes.

Infiltration pits to be located with a minimum offset distance of 1.5m to side boundary, 2m to buildings (TBC by B.S.C), and up to 2.0m from front boundary.

Infiltration pit dimensions are indicative and can change based on the manufacturer's specifications and/or site layout requirements provided that a minimum net storage is provided.

Sand filter may be replaced by litter basket if accepted by infiltration pit supplier.

At least 85% of roof runoff to be directed into infiltration pit.

Runoff from other surface areas can be directed to infiltration cells. Litter baskets required to be installed on all inlet pits connected to infiltration cells.

6.25 RECYCLED WATER DUAL PIPE RETICULATED WATER SUPPLY

Your lot is provided with a recycled water/dual pipe reticulated water supply connection, which you are required to connect certain plumbing fixtures to.

Further detail available from Ballina Shire Council.

6.26 RAINWATER DEVICES – RAINWATER TANKS

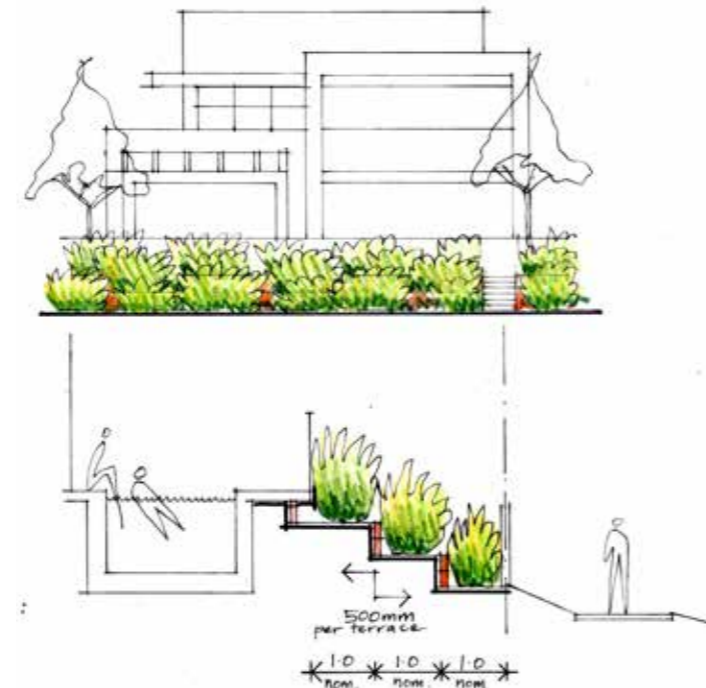
- Rainwater tanks are encouraged but are not to be visible from street frontages.
- Potential for future installation, should be allowed for in the initial building design.

6.27 BUILDERS RETAINING WALLS IN STREETSCAPE

In order to provide an attractive streetscape, builders retaining walls are limited to maximum 500mm high per terrace within the front setback. And must be terraced and setback from front boundary as per **Figure 6.27.1**.

- If a handrail is required by BCA/NCC, it must be black pool fencing type only.

BUILDERS RETAINING IN STREETSCAPE – FIGURE 6.27.1



*Note. Ballina Shire Council setback and allowable encroachments subject to B.S.C approval - Refer B.S.C DCP 2012 Chapter 12

6.28 INSECT SCREENING

The development approval for Aureus, requires that lot owners provide insect screening to all window & door openings & rainwater storage devices (refer Figure 3.6.1 Appendix).

6.29 NBN CONNECTION

Your lot is provided with a NBN Connection, which you are required to connect to.

6.30 MANDATORY TWO STOREY LOTS

To provide scale to important streetscapes;

COMPLIANCE TABLE 6.30

AUREUS ARCHITECTURAL STANDARDS

- Have a mandatory two storey height requirement,
- This mandatory requirement maybe relaxed if a one & half storey front porch with a raised "Resort Style" is provided,
 - Refer Figures 6.7.2 & 6.7.3, for examples.
 - Minimum 3m high soffit/ceiling to porch,
 - Additional Canopy Tree provided to achieve relaxation,
- Lots on Key Vistas, are not allowed a relaxation, and must provide additional Balcony over Garage Door. (refer Appendix Figure 3.7.1).

6.31 LOTS FACING PUBLIC PATH RESERVE (CPTED)

Dwellings addressing public path reserves must provide opportunities for casual surveillance over the public path reserve. The construction of a Juliet balcony projecting towards the public path reserve setback is encouraged and the inclusion of a first floor window overlooking the public path reserve is required.

6.32 DUAL OCCUPANCY (SEPP COMPLIANCE NOT ASSESSED BY D.A.P.)

Dual Occupancy applications will be assessed against the Design Guidelines, with particular or additional expectations regarding, the following design elements.

6.32.1 Location of second dwellings entry door.

- Two entries visible from the primary frontage is not acceptable.
- Side entry, or second entry from secondary frontage is acceptable.
- Dual Occupancy dwellings are most suited to corner lots.

6.32.2 Car parking

- To limit the effect of additional residents and their visitors, Dual Occupancy applications will need to demonstrate that additional visitor parking, has been provided on site.

6.32.3 Driveway Location

• If Dual Occupancy designs require driveway locations that vary from the Neighbourhood Plan, the owner will need to demonstrate that the services, street trees and footpaths are not affected by this variation.

- Ballina Shire Council has requirements for minimum driveway offsets to intersections.
- Owners are responsible for their own approvals, which need to be submitted to D.A.P. as part of the D.A.P. approval process.

6.32.4. Additional Landscape

- Applicants will need to demonstrate that additional landscaping has been provided to screen, additional garaging and visitor parking.

6.33 GREY WATER/WASTEWATER RECYCLING SYSTEMS

Grey water and wastewater recycling systems are not acceptable.

6.34 LOTS ON VISTA LINES

The D.A.P. will have higher expectations for dwellings, on lots identified as being directly in line with a vista from an adjoining street or boulevard.

Additional elements, to articulate the frontage may include: balconies, articulation of roofs, and feature materials.

6. Design elements

EP. 5 BUILDING MATERIALS AND CONSTRUCTION

There are thermal properties in the building materials you choose, so deciding on the right material is important as certain materials can absorb and hold more heat in your home. To reduce the heat that your home could absorb, choose materials that keep out heat during the day by insulating and choosing light colours for roofs and external walls.

Also, try to choose lightweight materials for the walls, like timber and fibrocement sheeting, as these choice release unwanted heat quickly.

When setting out your home, try to shade the areas of thermal mass such as driveways and roads as they will also radiate heat.

Minimising the levels of emissions in buildings using low emissions paints, sealants, adhesives and coverings may have health benefits. Current best practice is to increase the use of low emission finishing products.

You may use:

- Use low emission paints on >95% of internal and external painted surfaces.
- Use low emission sealants on >95% of internal and external surfaces.
- Use low emission adhesives on >95% of internal and external surfaces.
- Use low emission floor coverings on >95% indoor covered floors.
- All engineered wood products (including exposed and concealed applications) are EO rated.

During the construction phase, encouraged waste management practices include;

- Use skip bins rather than cages.
- Maintenance of waste records.
- The use of recycling centres.
- Minimise packaging.

Post construction phase

During the post construction phase, there are recycling opportunities to reduce waste going to landfill. The use of compost bins is promoted and the position must be nominated on the landscape plans.

Greenhouse emissions

- To reduce greenhouse gas emissions through design, the following design controls are encouraged:
- Roof colour should be $\leq 0.6 S_a$ (solar absorbance value).
- Breeze and circulation around dwellings should be encouraged.
- East/West wall insulation is encouraged and should be at least R2.0.
- 450 eaves/hoods to shade windows should be incorporated.
- Eaves no more than 500mm above windows or glazed doorheads.

EP. 6 YOUR ROOF

The roof of your home is the largest surface area exposed to the sun throughout the entire day. Choosing a light colour that will reflect the heat will reduce the amount of heat entering your home by up to 30%.

Installing the right insulation under the roof sheeting can significantly reduce heat entering your home from a hot roof. Steel roof sheeting, such as corrugated iron, tends to lose heat when the sun is not shining directly on it.

If you are considering tiling your roof, choosing the right roof tiles is also a key factor in heat reduction as they slowly absorb heat during the day and re-radiate it into the home at night. Make sure you use reflective foil under the tiles to reduce heat slowly releasing into your home overnight.

Ventilating your roof space is also an excellent idea to prevent further heat in the living space and locally made, low profile ventilation options are available including, eave vents, ridge vents and mechanical ventilation. Many people are also turning to solar powered roof ventilation systems, which powers a fan to suck the hot air out of the roof space.

EP. 7 CHOOSE LIGHT / MEDIUM COLOURS

Light colours reflect the sun, while dark colours absorb its heat. Carefully place your hand on a dark coloured car in summer at midday and then do the same on a white car and you will feel the difference. The same goes for choosing the roof and wall colours of your house. You may think dark colours look better but they will cause higher temperatures inside your home. To achieve a balance between thermal benefits of light colours and the aesthetic needs of a hillside, ridgeline location, the D.A.P require colours of roofs and walls to be from the 'light warm natural palette' NOT the 'bright white or bright colour palette'.

EP. 8 YOUR OUTDOOR LIVING AREA

One of the great advantages of the Aureus climate is that you can spend a lot of time outdoors.

When locating your outdoor areas, consider:

- The North aspect for best solar access.
- Avoiding the hot low angled sun in the afternoons.
- Orientating outdoor areas to take advantage of the outdoor cooling N/E – S/E Summer breezes.

EP. 10 ENERGY EFFICIENCY

Reducing the amount of energy required to run your home will reduce your electricity bills. When designing your home, the following energy saving features should be considered:

- Solar panels.
- Solar hot water.
- Heat pumps.
- Instantaneous gas hot water.
- Reduce the reliance on air conditioning.
- Include water saving features.
- Well ventilated fridge spaces.
- Efficient appliances.
- Efficient cooktop & oven.

The energy that your PV panels produce is sent back to the electricity grid. At the end of each quarter, your electricity bill will show how much energy your panels have generated and then subtract what you have used.

Lighting

New houses, must have energy efficient globes installed to BASIX requirements.

Air conditioning

Air conditioning is expensive to run and has a large carbon footprint. It is a good idea to design your home so the use of fans and open windows can cool it down naturally wherever possible. This will also go a long way to reducing your reliance on air conditioning.

Water sense

Making clean drinking water is energy intensive and the water is expensive. You can reduce your water consumption by installing a water tank to catch rainwater.

The water you get from these can be used to water your garden.

You can also reduce your water consumption (and save on your energy bills at the same time!) by installing water efficient washing machines and dishwashers.

- It is recommended that fixtures installed use <6L/min + dishwashers achieve <14/L per use.

Refer to Australian Government 'Water Efficient Labelling and Standards (WELS)' scheme. www.waterrating.gov.au

7. Setbacks



7.1 OVERVIEW

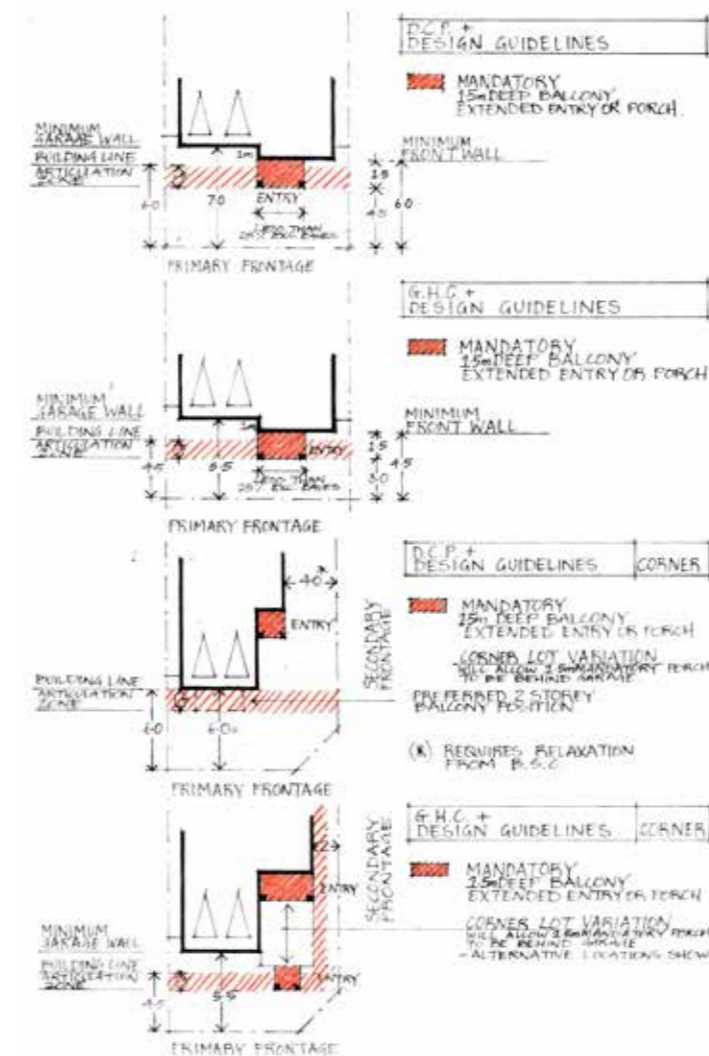
Setbacks for dwellings, garages & associated out buildings are required to comply with either:

- Aureus Architectural Standards & Ballina Shire Council DCP 2012 or
- Aureus Architectural Standards & SEPP Greenfield Housing Code 2017.

Setbacks are measured to the face of the wall. Eaves and balconies are permitted to project into the setbacks subject to NCC/BCA requirements and as described below.

At Aureus there are additional requirements for Entry Porches and Wall Articulation to Corner Lots as set out in these Architectural Standards.

BUILDING LINE AND ARTICULATION ZONE – FIGURE 7.1



The SEPP Greenfield Housing Code allows reduced setbacks to both primary & secondary road setbacks.

7.2 PRIMARY ROAD FRONTAGE SETBACKS

Dwellings, garages and ancillary development must be set back as per Compliance Table 7.2 / 7.3.

7.3 SECONDARY ROAD FRONTAGE SETBACKS

Dwellings, garages and ancillary development must be set back as per Compliance Table 7.2 / 7.3; The D.A.P. will have higher expectations of corner lots, and lots on key vistas, and there are additional requirements, set out in **Section 6.6.1 - Front & Side Wall Articulation.**

COMPLIANCE TABLE 7.2 & 7.3	
AUREUS ARCHITECTURAL STANDARDS	
<ul style="list-style-type: none"> • The D.A.P. has made the provision for a 'Mandatory North Coast 2.0m Deep Balcony, Extended Entry or Porch'. • The D.A.P. has made the provision for a further 1.0m setback to 'Garages & Carports' behind the main building line wall. 	
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
<ul style="list-style-type: none"> • Primary Road Setback to Building Line = 6m • Secondary Road Setback to Building Line = 4m (May be granted by BSC) • The lot owner/builder is responsible for obtaining approval of the varied setback to the secondary street front. If a variation is not granted, the standard setback of 6m applies. • Garages to be setback 5.5m from the property boundary. 	<ul style="list-style-type: none"> • Primary Road Setback to Building Line = 4.5m • Secondary Road Setback to Building Line = 2m Garage Setbacks: <ul style="list-style-type: none"> • 5.5m for dwellings set back <4.5m to primary road. • 1m behind the building line of the dwelling house for dwellings setback >4.5m to a primary road (GFHC – 3C.11)
<p>(BDCEP – Element E)</p> <p>The application of SEPP Greenfield Housing Code will be restricted on certain lots that will fall within Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate Soils Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance.</p> <p>Applicants to refer to the full DCP or Code for complete requirements.</p>	

7. Setbacks

7.4 ARTICULATION ZONES

To promote building façades which contribute to the character of the streetscape, both Ballina Shire Council and the SEPP Greenfield Housing Code allow a relaxation into the Building Line Setback which they call an Articulation Zone.

The SEPP Greenfield Housing Code allows an Articulation Zone to the Secondary Road Frontage as well as the Primary Road Frontage.

COMPLIANCE TABLE 7.4	
AUREUS ARCHITECTURAL STANDARDS	
<ul style="list-style-type: none"> Aureus Architectural Standards require that the buildings must be setback, to allow for the mandatory 1.5m deep entry porch within the articulation zone. 	
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
<p>Primary Road Frontage</p> <p>Certain building elements are allowed to project forward of the primary road frontage building line, by 1.5m, including;</p> <ul style="list-style-type: none"> – Entry features – Portico's, Pergolas – Balcony, Veranda <ul style="list-style-type: none"> • Up to 25% of the articulation zone, (when viewed from top, may include building elements) • Dwellings are to be designed to address the street providing an easily identifiable entrance. <p>(BDCP – Element D)</p>	<p>Primary Road Frontage</p> <ul style="list-style-type: none"> • Articulation zone can extend 1.5m forward of the building line • Certain building elements may be located in the articulation zone including: <ul style="list-style-type: none"> – Entry features or portico – Balcony, Deck, Pergola, Terrace & Veranda • The maximum total area of building elements in the articulation zone is 25% of the articulation size. <p>Secondary Road Frontage</p> <ul style="list-style-type: none"> • Articulation zone can extend 1m forward of the minimum required setback. • Certain building elements must be included in the articulation zone for a minimum length of 20% of the elevation of the walls that face the secondary road, including: <ul style="list-style-type: none"> – Entry features or portico – Balcony, Deck, Pergola, Terrace & Veranda • The building elements are to comprise no more than 20% of the secondary road articulation zone area. <p>(GFHC – 3C.16)</p>
<p>The application of SEPP Greenfield Housing Code will be restricted on certain lots that will fall within Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate Soils Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance.</p> <p>Applicants to refer to the full DCP or Code for complete requirements.</p>	



Artist impression. Subject to council approval.

7. Setbacks

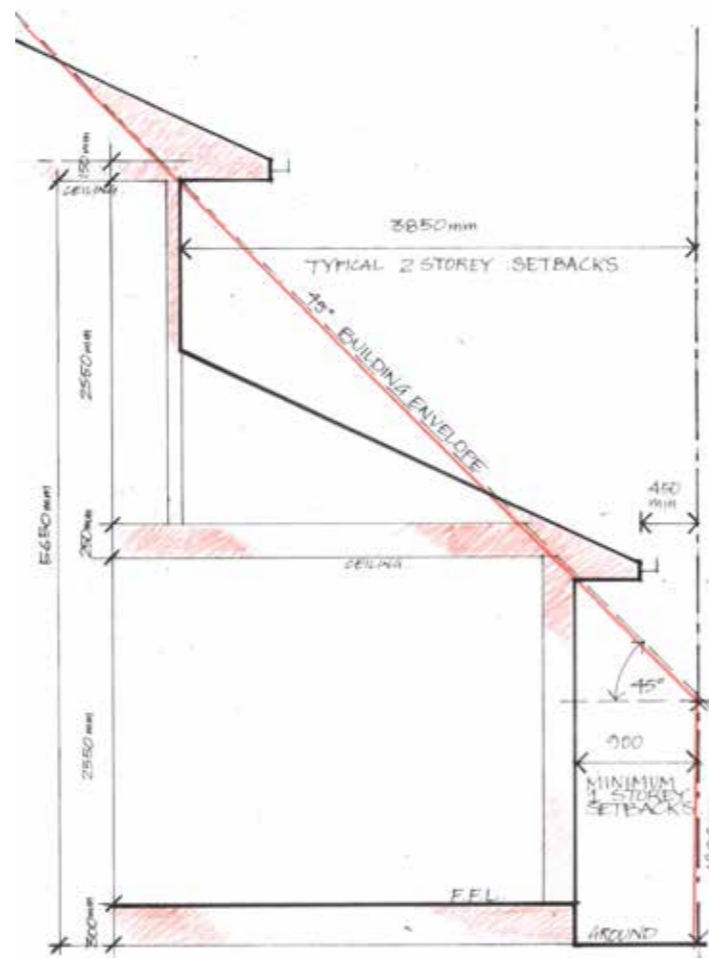
7.5 SIDE AND REAR SETBACKS

These setbacks form a building envelope that ensures buildings are set back progressively as building height increases;

- So that buildings do not unduly affect adjoining properties by way of overshadowing, impinging on privacy, or unreasonably obstructing views.
- Achieve a varied and interesting streetscape, by allowing generous landscape between dwellings.
- Achieve a varied and interesting built form, by stepping wall and roof lines.
- Side and rear setbacks must comply with the Setbacks to Civil Infrastructure/Easements (refer section 7.6).

The SEPP Greenfield Housing Code allows greatly reduced setbacks to upper levels & allows zero lot setbacks subject to code, but increases rear setbacks.

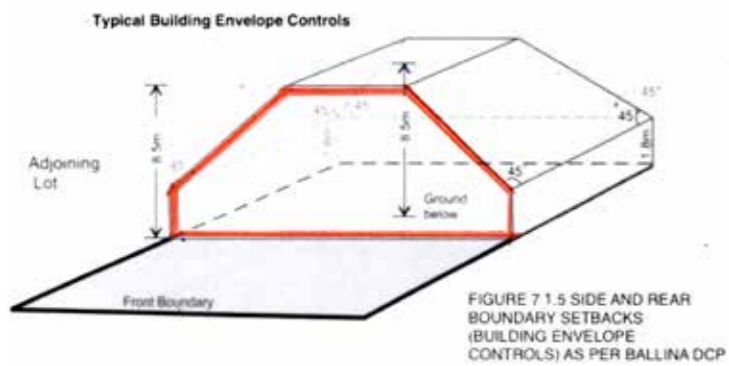
**SIDE AND REAR SETBACKS –
FIGURE 7.5 (PER BALLINA DCP)**



COMPLIANCE TABLE 7.5	
AUREUS ARCHITECTURAL STANDARDS	
<ul style="list-style-type: none"> • The 'Architectural Standards' do not add to either, the side & rear setbacks in the Ballina D.C.P. or the SEPP Greenfield Housing Code. • The Ballina DCP permits encroachments along the Northern & Eastern elevations. • The D.A.P. supports the DCP encroachment, and encourages lots owners to take advantage of the encroachment toward the Primary Road Frontage. 	
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
<ul style="list-style-type: none"> • Buildings must be contained within a building envelope measured ie: <ul style="list-style-type: none"> – Below a plane measured over the land at 45° from a point 1.8m above the side and rear boundaries. • This building height plane produces a min. 900mm setback for a single storey dwelling & approx. 3850mm setback for a two storey dwelling (these setbacks depend on individual building heights). • The following variations to the setbacks are permitted: <ul style="list-style-type: none"> – Eaves and gutters up to 700mm (not to encroach on the 450mm setback in the BCA). <p>Encroachments to the building height plane are allowed along the Northern & Eastern elevations for two storey dwellings subject to BSC D.C.P. requirements. (BDCP – Element C)</p>	<ul style="list-style-type: none"> • Side A is one side boundary Side B is the other side boundary • For typical lots 10m - 15m wide: <ul style="list-style-type: none"> – Ground level: <ul style="list-style-type: none"> Side A = 0, Side B = 900mm – Upper levels: <ul style="list-style-type: none"> Side A = 1.2m Side B = 900mm • For lots wider than 15m: <ul style="list-style-type: none"> – Ground level: <ul style="list-style-type: none"> Side A = 900m Side B = 900mm – Upper levels: <ul style="list-style-type: none"> Side A = 1.2m Side B = 900mm • Setbacks less than 900mm (zero lot): <ul style="list-style-type: none"> – Max. height = 3.3m – Max. length = 11m or 50% of lot depth – But note: no openings are allowed within the 900mm setback. <p>(GFHC – 3C.17)</p> • Rear setbacks <ul style="list-style-type: none"> – 3m to single storey – 6m to two-storey <p>(GFHC – 3C.11)</p>
<p>The application of SEPP Greenfield Housing Code will be restricted on certain lots that will fall within the Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate Soils Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance.</p> <p>Applicants to refer to the full DCP or Code for complete requirements.</p>	

7. Setbacks

GENEROUS SIDE AND REAR BOUNDARY SETBACKS – FIGURE 7.5.1 (PER BALLINA DCP)



7.6 SETBACKS TO CIVIL INFRASTRUCTURE

The following nominal setbacks are specific to Aureus, and are provided as a guide only, and the requirements specific to your site must be confirmed by your suitably qualified engineer.

Easements

- Certain lots have easements of various width. Buyers to confirm easements. Prior to designing their home.
- No structure can be built within an easement.
- The Ballina Shire Council DCP allows a 450mm max. eave overhang within the easement.
- The SEPP Greenfield Housing Code does not allow a 450mm max. eave overhang within the easement.

Underground Storm-water Infiltration Cells (by Developer)

- Front boundary 2m – Side boundary 1.5m – Building 2.0m. (to be confirmed by BSC)

Builders Retaining Walls (Hard Landscape)

- Street Front – Base of first terrace from Front boundary 1.5m.
- Side & Rear – 600mm top and bottom.
- Refer 6.1 Site Works

Sewer and Storm-water and Water Supply Lines

- Plans of certain lots indicate services easements of varying width.
- Buyers to confirm all easements prior to designing their home.

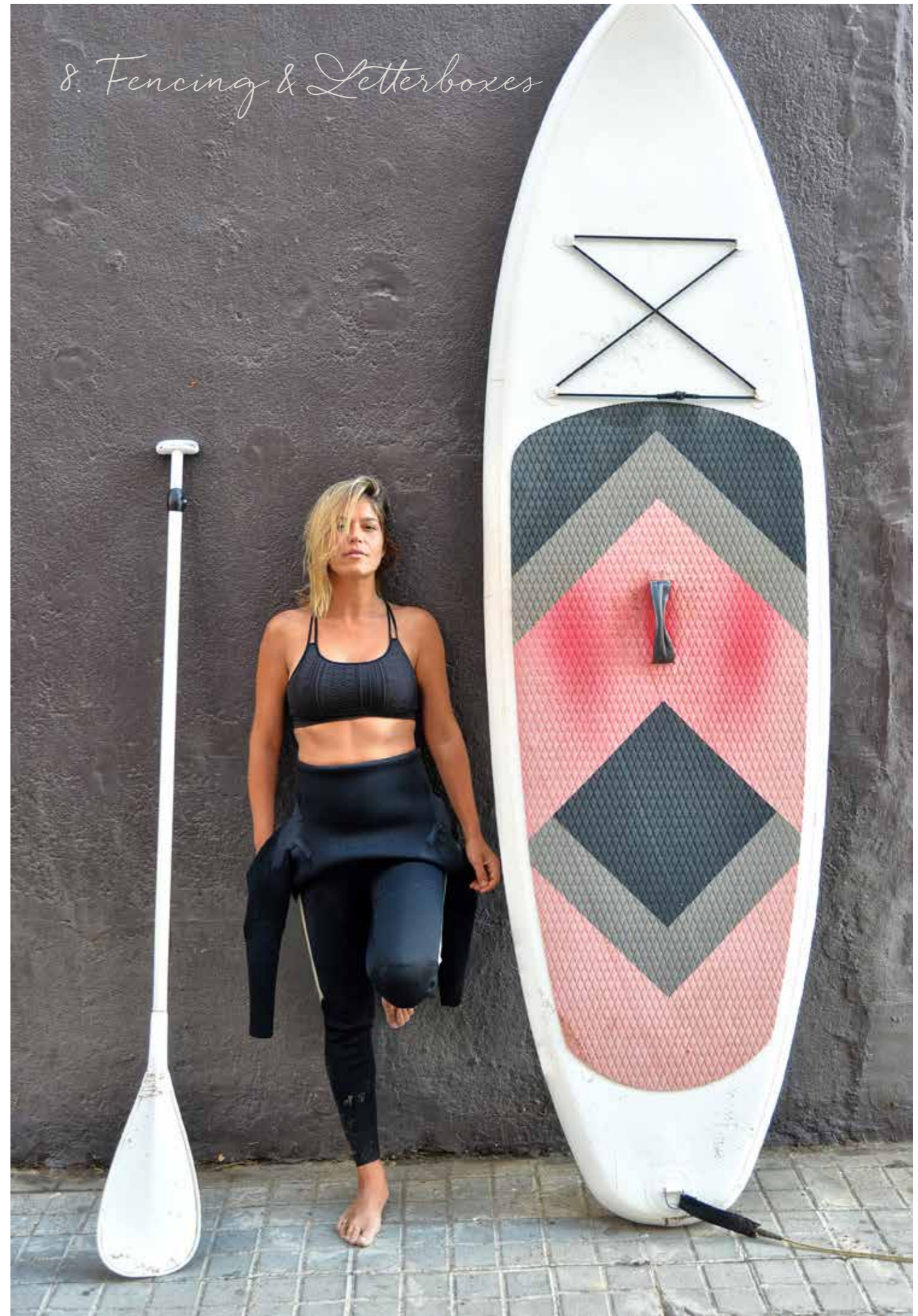
Pools

- Side & Rear boundary – minimum 1.5m (subject to engineers' design)

Developer Retaining Wall Setbacks / Easements

- The plans of certain lots indicate retaining walls and required easements, setbacks and restrictions. (refer to section 88B and Site Plans)
- Structures can only be built within the 1.5m retaining wall setback with engineering design confirming that there is no additional load imposed on any part of the retaining wall structure.
- Structures cannot be built within the 1m retaining wall easement.

8. Fencing & Letterboxes



8. Fencing & Letterboxes

8.1 PRIMARY ROAD FENCING

High solid walls reduce the street appeal of the development and limit casual surveillance of the street, making the neighbourhood a less safe place.

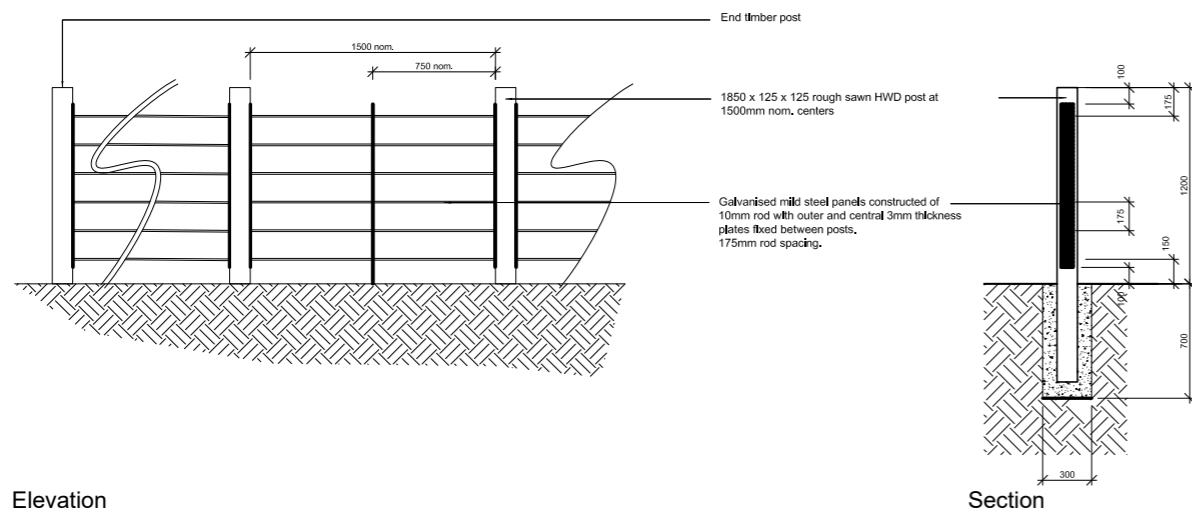
• **Primary street front fencing is not permitted except in association with a pool and as set out below.**

- » Black flat top aluminium pool fence or glass pool fence.
- » Pool fence to be completely screened with planting.
Pool fence to be set back a minimum of 1m to allow for planting area.
- » Maximum 1.2m high to all relevant standards.

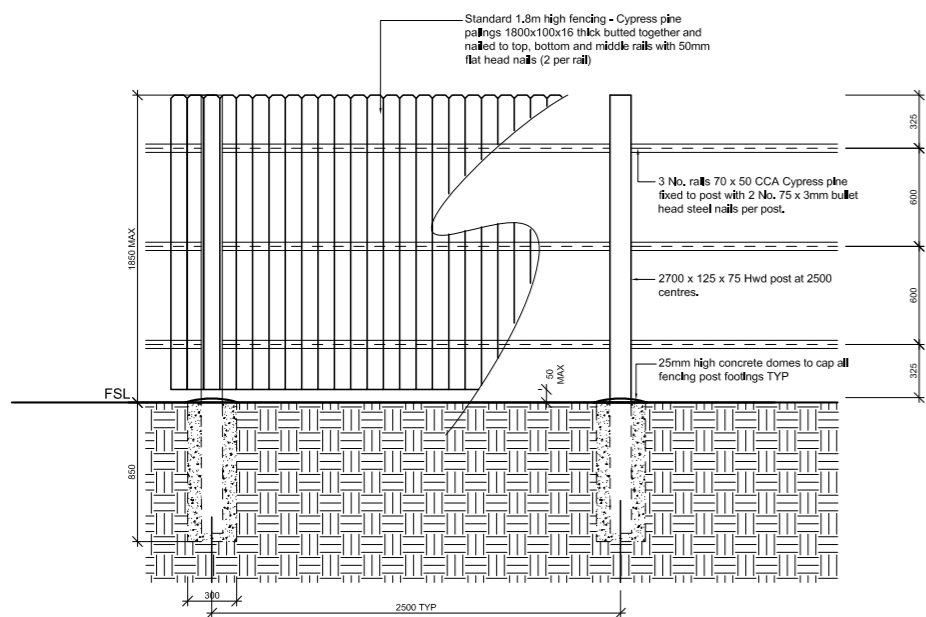
8.2 ESTATE FENCING

The developer may provide estate fencing within the project where shown on the Neighbourhood Plan.

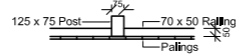
- Fence returns (by builder) to match estate fencing (by developer).
- These fences may not be removed or replaced.
- Coastal reserve frontage timber post and horizontal steel rod fencing (1200mm high) to be provided by developer where shown on the Neighbourhood Plan.



Elevation
Timber Post and Horizontal Steel Rod Fence



Elevation
Butt Jointed Natural Timber Fence



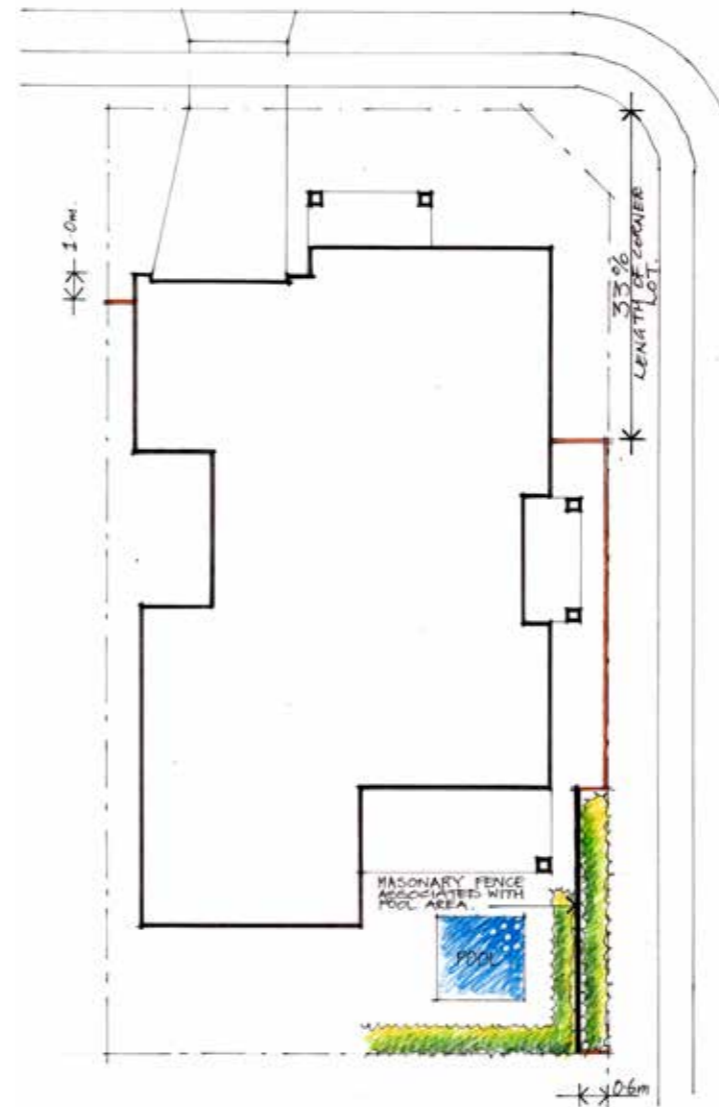
Plan

8.3 SECONDARY ROAD FENCING

Specific requirements pertain to the fencing of the secondary road frontage of corner lots (Refer Figure 8.3.1):

- The only material permitted for corner lot fencing is Butt Jointed natural timber fencing.
- Fences can be articulated to provide visual relief and opportunities for landscape plantings between fence and public road reserve areas.

Secondary Road Fencing – Figure 8.3.1
(Ballina D.C.P. only)



COMPLIANCE TABLE 8.3

AUREUS ARCHITECTURAL STANDARDS

- Secondary road fencing is to be semi-transparent to comply with either Ballina Shire Council DCP or SEPP Greenfield Housing Code.
- The other side fence (not on corner) must not extend past a point at least 1m back from the front face of house façade.
- Secondary road fencing and its returns to the house/house line is to be no more than 1.8m high.
- Where swimming pools are associated with secondary road fencing, a section of the secondary road may be constructed as a rendered masonry wall (maximum length to match pool length), provided the rendered masonry wall is set back 600mm from the side boundary and planted with landscape. Refer Figure 8.3.1.
- Secondary road fencing (on the corner) must not extend past a point at least 3m back from the front face of house façade.
- The only material permitted for corner lot fencing is Butt Jointed natural timber fencing.
- Fences can be articulated to provide visual relief and opportunities for landscape plantings between fence and public road reserve areas.
- Subject to Ballina Shire Council approval.

Ballina Shire Council D.C.P 2012 – Chapter 4

Height of Fences:
• Side Fences:
(including Secondary Road Frontage fencing)
– 1.8m
• Rear Fences: 1.8m
(BDPC – Element K)

SEPP Greenfield Housing Code 2017

Height of Fences:
• Side Fences:
– Must not be higher than 1.8m above ground level (existing)
(GFHC – 3C.32)

The application of SEPP Greenfield Housing Code will be restricted on certain lots that will fall within Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate Soils Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance.

Applicants to refer to the full DCP or Code for complete requirements.

8.4 PUBLIC RESERVE FENCING

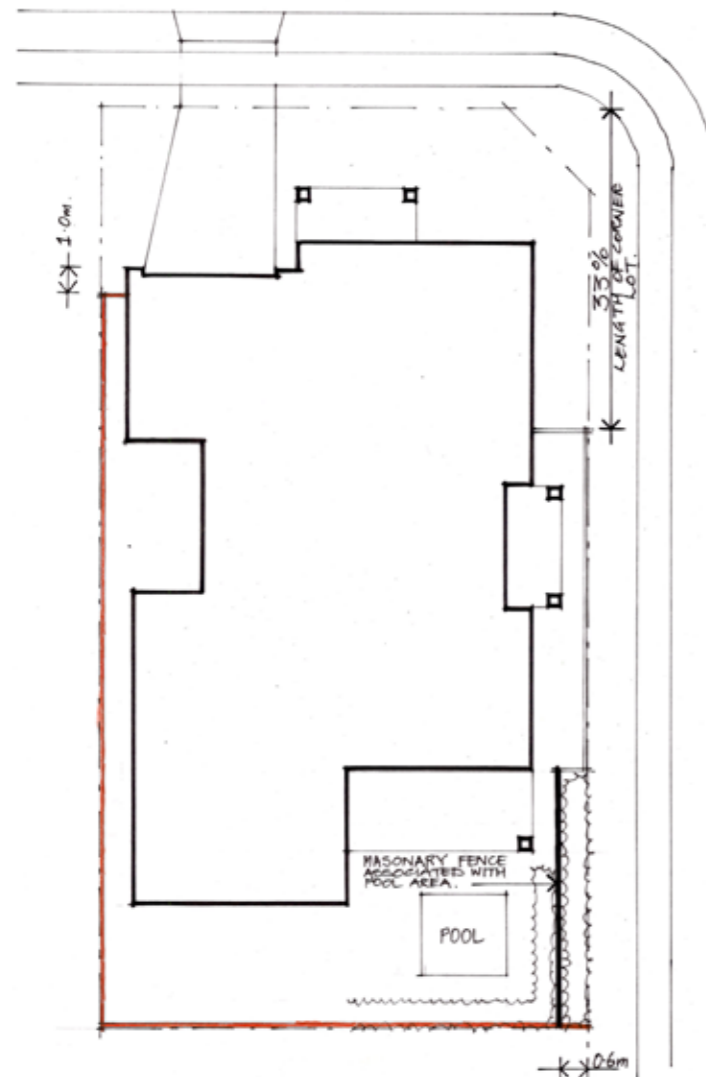
Requirements are as per secondary road fencing.

8. Fencing & Letterboxes

8.5 SIDE AND REAR FENCING

- The only material permitted for side and rear fencing is Butt Jointed natural timber fence.
- Builders to consult manufacturers data on raking fences on sloping sites, and potential wind effects on fences.

SIDE AND REAR FENCING AND FENCE RETURNS (STANDARD LOT) – FIGURE 8.5.1



COMPLIANCE TABLE 8.5	
AUREUS ARCHITECTURAL STANDARDS	
<ul style="list-style-type: none"> • Primary Road Fencing is not permitted except for in association with a pool. The only materials permitted are black pool fence and glass type fencing. • Side and rear fencing is required to be 1.8m high. • Side fences are not permitted forward of the building line. Side fences must return to the side of the house. The return fences are to be setback a minimum of 1m from the front face of the house. 	
Ballina Shire Council D.C.P 2012 – Chapter 4	SEPP Greenfield Housing Code 2017
Height of Fences: <ul style="list-style-type: none"> • Side Fences: 1.8m • Rear Fences: 1.8m • 50% visual permeability (BDCP – Element K) 	Height of Fences: <ul style="list-style-type: none"> • Side Fences: – Must not be higher than 1.8m above ground level (existing) (GFHC – 3C.32)
The application of SEPP Greenfield Housing Code will be restricted on certain lots that will fall within Class 2 of the acid sulphate soils survey and within the 100m proximity area to the coastal wetlands. Refer to Acid Sulphate Soils Map – figure 3.7.1 and the Coastal Management Map – figure 3.8.1 to check for compliance. Applicants to refer to the full DCP or Code for complete requirements.	

8.6 SIDE GATES FENCES AND RETURNS

- Side fence must return to the dwelling.
- Side gates must match design of side fencing.

8.7 LETTERBOXES

- Letterboxes to be located as required by Australia Post.
- Timber post letterboxes are permitted – as a pair of minimum 100mm hardwood posts, with stainless steel letterbox in between.
- Masonry letterboxes are permitted – and must be rendered or high quality proprietary letterboxes.
- No letterboxes are permitted within the estate fencing.
- Variations to above require specific D.A.P. approval.

9 Landscaping Guidelines



9 Landscaping Guidelines

9.1 LANDSCAPING

Aureus is an exclusive bespoke coastal resort-style community which will be reinforced by owners providing extensive quality landscaping from a carefully selected range of trees, shrubs and ground covers.

Buyers are required to provide landscaping to the front of their properties, and strongly encouraged to provide landscaping to the entire block.

Front landscaping is to be completed before an application for a refund of the bond is submitted.

Consider planting the nature's strip as part of your development.

Landscaping plans are to be submitted for approval as part of their application for approval by the D.A.P. The following are some guidelines to assist buyers and their landscape designers to prepare their designs.

9.2 INTRODUCTION

The most important factor in creating cohesive and attractive open spaces is high quality landscape plantings and treatments.

The quality of landscaping has substantial importance in maintaining home values. Landscaping also softens the appearance of architectural elements and helps to visually connect them with the surrounding environment.

- It is the responsibility of the buyer to meet the requirements of Ballina Shire Council & BASIX, including the Ballina Shire Urban Garden Guide.

9.3 DESIGN CONSIDERATIONS

The implementation of sustainable landscape design in each residential allotment will contribute significantly to the sustainability of Aureus as a whole.

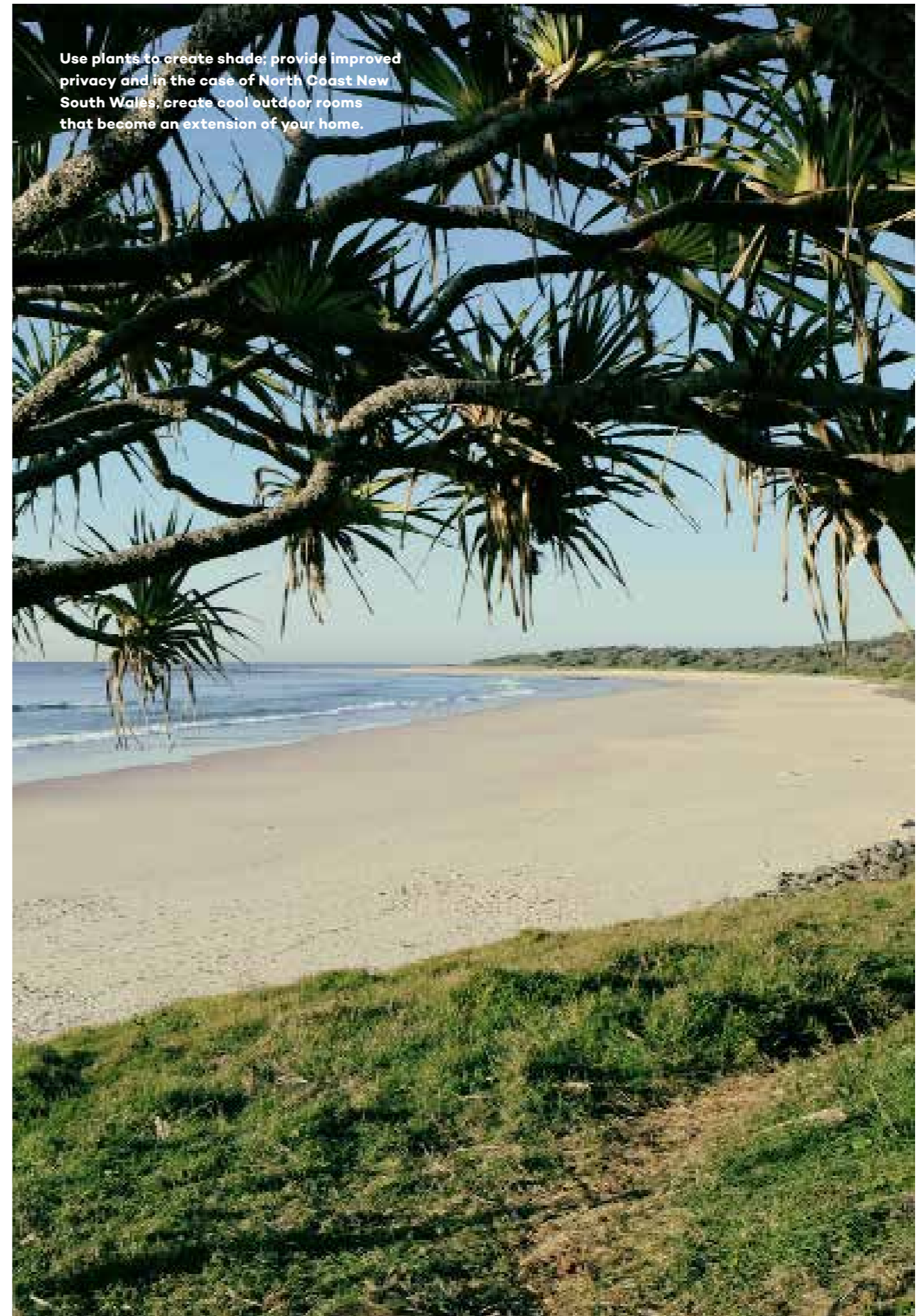
Residential landscape design should consider:

- Species with low water requirements.
- Potential for water capture and re-use.
- Indigenous species adapted to local environmental conditions, including salt tolerance.
- Solar access and shade into residences and gardens in different seasons.
- Limiting areas of traditional lawn which require on-going watering to maintain. This may include planting the front nature strip.
- Alternatives to lawn areas such as gravels, sands and grass substitute plants.
- Consider layering your planting design to build up in height as you move away from the street.
- Mulch use to reduce water loss and suppress weeds.
- Soil type and drainage.
- Activity spaces such as courtyards and barbecue areas.
- Privacy and screening planting.
- The inclusion of medium to large trees in front and back yards.
- The location of services such as communications, gas, water and electricity.

When gardens are comfortable and function as an extension of living spaces within the home, they are likely to be better utilised and maintained, providing a stronger sense of connection to the wider landscape and community.



Use plants to create shade; provide improved privacy and in the case of North Coast New South Wales, create cool outdoor rooms that become an extension of your home.



9 Landscaping Guidelines

9.4 COMPOSTING

To promote a sustainable and active community recycling of green waste is encouraged. The type of compost facility and a suitable location must be nominated on the landscape plan for a 220L minimum compost bin.

9.5 SUGGESTED PLANT SPECIES - TREES

Local indigenous species are encouraged as they contribute to the unique environmental setting and will encourage birds and other native wildlife to inhabit the area.

Salt tolerance should be highly considered when selecting species, given the coastal location of Aureus. These species should be suitable for a hillside location.

9.5.1 INDIGENOUS / LOW WATER USE SPECIES

- There are requirements for minimum areas of indigenous low water use species of vegetation that you will commit to in your BASIX certificate.
- This will not be assessed by the D.A.P.

SUGGESTED PLANT SPECIES - TREES

Required front and backyard trees to be selected from the below species. Additional trees may be alternative suitable species.



Acacia melanoxylon
Australian blackwood
15m height x 5m spread
Full sun to partial shade



Banksia Integrifolia subsp. Integrifolia
Coastal Banksia
8m height x 6m spread
Full sun



Melia azedarach
White Cedar
20m height x 8m spread
Full sun to partial shade



Pandanus tectorius
Screwpine
5m height x 5m spread
Full sun



Cupaniopsis Anacardioides
Tuckeroo
8m height x 8m spread
Full sun to partial shade



Elaeocarpus Reticulatus
Blueberry Ash
9m height x 4m spread
Full sun to partial shade



Xanthostemon chrysanthus
Golden Penda
15m height x 3m spread
Full sun to partial shade



Plumeria Rubra
Frangapani
8m height x 7m spread
Full sun to partial shade



Livistona australis
Cabbage Tree Palm
20m height x 3m spread
Full sun to partial shade



Magnolia Grandiflora 'Little Gem'
Dwarf Magnolia
4m height x 2.5m spread
Full sun to partial shade



Randia Fitzalanii
Native Gardenia
5m height x 4m spread
Full sun to partial shade

9 Landscaping Guidelines

SUGGESTED PLANT SPECIES - LARGE + MEDIUM SHRUBS



Banksia robur
Swamp Banksia
2.5m height x 2m spread
Full sun



Baeckea virgata
Twiggy Heath Myrtle
3m height x 3m spread
Partial shade



Cordyline australis 'Red Sensation'
Red Cabbage Tree
3m height x 2m wide
Full sun to partial shade



Correa alba
White Correa
1.5m height x 1m spread
Full sun



Cordyline stricta
Slender Palm Lily
5m height x 3m spread
Partial shade



Dodonaea triquetra
Hopbush
2m height x 2.5m spread
Full sun to partial shade



Dracaena draco
Dragon Tree
10m height x 6m spread
Full sun



Grevillea 'Amber Blaze'
Grevillea
1.5m height x 1.5m spread
Full sun



Grevillea 'Robyn Gordon'
Grevillea
1.5m height x 1.5m spread
Full sun



Isopogon anemonifolius
Drumsticks
2m Height x 1.5m Spread
Full Sun



Melaleuca linariifolia 'Claret Tops'
Honey Myrtle
1.5m height x 1m spread
Full sun to partial shade



Syzygium smithii variety 'Minor'
Dwarf Lilly Pilly
3m height x 2m spread
Full sun to partial shade

SUGGESTED PLANT SPECIES - SMALL SHRUBS



Westringia fruticosa
Coastal Rosemary
2m height x 4m spread
Full sun to partial shade



Agave attenuata
Century Plant
0.8m height x 0.8m spread
Full sun to partial shade



Alyogyne huegelii 'Blue Heeler'
Native Hibiscus Blue Heeler
0.3m height x 1m spread
Full Sun



Grevillea preissii 'Sea Spray'
Grevillea
0.5m height x 3m spread
Full sun



Xanthorrhoea johnsonii
Grass Tree
3m height x 1m spread
Full sun



Austromyrtus dulcis
Midgenberry
0.5m height to 0.8 spread
Full sun to partial shade



Banksia spinulosa 'Birthday Candles'
Dwarf Banksia
0.6m height x 1.2m spread
Full sun



Pimelea glauca
Rice Flower
0.5m height x 0.5m spread
Full sun



Yucca elephantipes
Giant/Spineless Yucca
9m height x 3m spread
Full sun to partial shade



Callistemon viminalis 'Better John'
Bottlebrush
1m height x 1m spread
Full sun



Crowea exalata 'Green Cape Crowea'
Waxflower
0.5m height x 0.8 spread
Full sun to partial shade



Raphiolepis indica 'Cosmic Pink'
Cosmic Pink Raphiolepis
0.8m height x 0.5m spread
Full sun to partial shade

SUGGESTED PLANT SPECIES - GROUNDCOVERS, CLIMBERS + TUFTING



Carpobrotus glaucescens
Pigface
0.3m height x 2m spread
Full sun



Casuarina glauca 'Cousin It'
Dwarf She Oak
0.3m height x 1m spread
Full sun to partial shade



Chrysocephalum apiculatum
Yellow Buttons
0.6m height x 1m spread
Full sun



Dianella caerulea
Blue Flax Lily
0.8m height x 0.3 spread
Full sun to partial shade



Liriope muscari 'Evergreen Giant'
Giant Liriope
0.6m height x 0.5m spread
Full sun to partial shade



Myoporum parvifolium
Creeping Boobialla
0.5m height x 2m spread
Full sun



Rhoeo discolor
Dwarf Moses-In-The-Cradle
0.3m height x 0.5m spread
Full sun to partial shade



Themeda triandra
Kangaroo Grass
1.5m height x 0.5m spread
Full Sun



Dichondra repens
Kidney Weed
0.5m height x spreading
Full sun to shade



Diets grandiflora
Wild Iris
1.5m height x 1m spread
Full sun to partial shade



Grevillea rivularis x G. Fanfare
Grevillea Carpet Crawl
0.5m height x 2m spread
Full sun



Hardenbergia violacea
Native Sarsparilla
3m height (supported) x 1.5m spread
Full sun to partial shade



Trachelospermum jasminoides 'Tricolour'
Variegated Star Jasmine
3m height (supported) x 3m spread
Full sun to partial shade



Zamia furfuracea
Cardboard Palm
1m height x 1.8m spread
Full sun to partial shade



Hibbertia scandens
Twining Guinea Flower
3m height (supported) x 3m spread
Full sun to partial shade



Imperata cylindrica
Cogon Grass
0.7m height x 1m spread
Full sun to partial shade



Lomandra longifolia
Spiny-head Mat Rush
1.5m height x 1.3m spread
Full sun to partial shade



Lomandra hystrix
Riverine Mat Rush
1.5m height x 1.5m spread
Full sun to partial shade

9 Landscaping Guidelines

9.6 KEY POINTS FOR LANDSCAPE DESIGN

- A minimum of one medium to large canopy tree is to be planted in the front yard facing primary frontage of each lot. The tree is to have a minimum pot size of 25 litres (300mm) and approximate height of 1m.
- The SEPP Greenfield Housing Code requires:
- The above tree to achieve a height of 8m at maturity.
- An additional tree planted in the rear yard to achieve 5m at maturity.
- Privacy and screening is to be via an appropriate selection of shrubs and groundcovers.
- No more than 40% balance of the landscape area is to comprise of impervious surfaces (i.e. concrete, paving or decking).
- In accordance with the Ballina Shire DCP 2012, at least 25% of site must be covered by landscape areas comprising pervious surface.
- Trees are to be planted in an edged garden bed.
- A maximum of 30% of the front yard should be treated with turf. Although 100% planting is encouraged (including, where possible, nature strips)
- A minimum of 25% of the front yard must be planter bed.
- A compost facility is shown on the landscape plan, located with easy access and placed on bare ground.
- Landscaping should include mainly drought and salt tolerant species. Native plants are encouraged to foster local wildlife and reduce irrigation.
- Rainwater capture and reuse is highly encouraged to reduce the reliance on tap water for garden use.
- Tree plantings should be positioned to provide summer shade and allow winter sun penetration into the house and garden areas.
- Trees should be planted to avoid services and provide protection from the western sun.
- Appropriate sized species shall be chosen in accordance with the scale of the dwelling, i.e. Taller tree species shall be selected for two storey homes.

9.7 SWIMMING POOLS & OUTDOOR SPAS (ENGINEERING OR COMPLIANCE NOT ASSESSED BY D.A.P.)

- Owners or builders are responsible for obtaining all required approvals for the construction of a pool.
- Pools located within primary and secondary street frontages need to demonstrate that fencing and retaining does not affect streetscape.
- Privacy and noise should also be a consideration for neighbours and future occupants.

9.8 LANDSCAPE COMPLETION PERIOD



- Landscape works to the street frontage of residences must be completed within 6 months of the certificate of occupancy being issued to visually soften newly constructed buildings and help create a cohesive estate landscape character.

EP. 11 LANDSCAPE PROPERLY

The benefits of a planned landscape around your new home can be measured on many levels. Not only does landscaping add value to your home, but considered and well-planned landscapes can add to the daily quality of your life and improve the function of your home.

Use plants to create shade; provide improved privacy and in the case of North Coast New South Wales, create cool outdoor rooms that become an extension of your home. Trees can shade certain areas of your garden and provide protection from hot afternoon/Western sun. While strategically placed planting can assist to direct airflow as well as cool hot breezes before entering the house.

The use of locally native or indigenous species is encouraged, as these plants are best suited to the local environment and are more likely to grow faster, look healthier and require less ongoing maintenance. Using local species is also good for local environment and wildlife.



Spreading garden planting to provide landscaping out onto the nature strip increases your landscape footprint & local habitat while minimising the need for mowing.

Consider how to shade exposed north walls with taller canopy trees, clear trunks and low level planting to allow cooler southerly breezes through. Protect east and west facing walls with shade from mixed height plantings.

Use vegetation or shade structures (pergolas or shade sails) associated with paving and driveways to reduce radiating heat and glare. Selecting lighter coloured paving and ground treatments can also minimise radiating heat.

The landscape guidelines and plant species recommendations have been prepared to assist new home owners develop their landscape treatments to ensure an integrated outcome for their home.

10 Ancillary structures, recreational vehicles & equipment



10 Ancillary structures, recreational vehicles & equipment

10.1 OVERVIEW

- To maintain an attractive and desirable streetscape, lot owners are required to locate, store, park, and screen the following items 'out-of-sight' of street frontages.
- Requirements apply to both primary & secondary street frontages.
- Noisy items must minimise noise intrusion to neighbouring lots.
- Colours to be non-obtrusive, and signage to be non-offensive.

10.2 ANCILLARY STRUCTURES

RAINWATER TANKS

AIR CONDITIONERS

Roof mounting not allowed.

SOLAR PANELS (PHOTOVOLTAIC & HOTWATER TANKS)

Not unduly visible from street.

ANTENNAE

Colour matched to roof & located behind street front ridge line.

SATELLITE DISHES

Colour matched to roof & located behind street front ridge line.

WIND DRIVEN VENTILATORS & NATURAL SKYLIGHTS

Located behind street front ridge line.

CLOTHES LINES

Outdoor or unsheltered.

GAS SYSTEMS

(Compliance not assessed by D.A.P.).

HEATING/COOLING SYSTEMS/PUMPS/GAS STORAGE

/EXHAUST VENTILATION/IRRIGATION

HOT WATER RECIRCULATION OR DIVERSION SYSTEMS

PUMPS

Must be acoustically treated, or located away from side boundaries. Timers should be considerate of neighbours.

– No pumps after 7pm.

WOOD HEATERS

Discharge through roof only.

REFUSE BINS

SERVICE YARDS

SHEDS

Must be located at the rear, and located no higher than the fence line.

10.3 RECREATIONAL VEHICLES & EQUIPMENT

Items that need to be 'out of sight' from streets include;

- Caravans & trailers.
- Boats & jet skis.
- RVs, buggies & golf carts.
- Trampolines, swing sets & adventure playground equipment.

11 Submission checklist



11 Submission checklist

The buyer must submit to the D.A.P. and the seller the final working drawings and specifications, before the buyer or their builder apply for building approval.

Please go through this list and ensure that you have all the elements provided for in your submission.

CONFIRM WHICH PLAN OR CODE YOU ARE APPLYING FOR

- Ballina Shire Council
- SEPP Greenfield Housing Code 2017

DESIGN ELEMENTS SITE WORKS

- Earthworks are clearly indicated & approved by registered engineer.
- Front builders retaining walls must be elevated, or wall height noted in plan.

SPECIFIC TO SLOPING FRONTAGES

ROOF FORM, MATERIALS AND COLOURS

- Roof is articulated & interesting, acceptable materials and colours selected.
- Solar panel location.

MANDATORY GENEROUS PORCH AND BALCONY

- Primary Road Porches & balconies are dimensioned, minimum 1.5m deep.
- Confirm treatment to underside of balconies.

WALL MATERIALS AND COLOURS

- Visible elevations are simple and modern, acceptable materials and colours selected.
- Street elevation & side elevation on the low side of block needs to be completely covered by list of colours materials.
- Return of Façade Material Down Side Elevations dimensioned.
- Percentage of feature brick or highlight colours noted on elevations.
- Colour palette to be complete, including garage door and elements in section 6.5.

DWELLING ENTRIES

- Entry is clearly indicated & integrated into design.

DWELLING AREA

- Dwelling areas are shown on plans.

HEIGHT

- Proposed dwelling does not exceed height limits

All buildings are still required to comply with either Ballina DCP or SEPP Greenfield Housing Code.

Any relaxations approved by D.A.P., still require Ballina Shire Council approval.

BALLINA HEIGHTS DRIVE LOTS – INCLUDING FACING PUBLIC PATH RESERVE

- Two storey minimum dwelling height.
- Other special requirements clearly noted.

FLOOR SPACE RATIO / GROSS FLOOR AREA

- Calculations clearly indicate compliance with Ballina Shire definitions or SEPP definition.
- Compliance Table 6.15 must be completed and clearly shown on site plan.

PRIVATE OPEN SPACE

- Calculations clearly indicate compliance with relevant definitions.
- Private Open Space dimensions clearly shown.

ORIENTATION

- Passive solar design principles have been considered.
- Outlook to views have been considered.

VIEWS, OVERLOOKING & PRIVACY

- Privacy has been considered. Screens comply with Ballina Shire definitions.

ACOUSTIC TREATMENTS

- Demonstrate compliance with Acoustic Report.

ENERGY EFFICIENCY

- BASIX certification is required.

GARAGES AND CARPORTS

- Plans & elevations clearly indicate compliance with garage requirements, relating to parking spaces, garage width, door material/type & carport screen.
- Zero Lot Line Garages (not acceptable).

DRIVEWAYS AND CROSSOVERS

- Crossover is located as per Site Plan, acceptable material selected.
- Plans clearly show that the plain concrete footpath take precedent over the driveway - refer to standard drawings on plans.
- Demonstrate that driveway comply with Ballina Shire Council grades.
- Demonstrate that driveway has sufficient clearance between the bottom of the driveway slab and the top of the storm-water cell.

DUAL OCCUPANCY & HOUSES ON KEY VISTA LINES

- Plans clearly indicate additional requirements required.

SETBACKS

- Dimensioned plans & elevations must clearly indicate compliance with either Ballina DCP or SEPP Greenfield Housing Code.
- Building Line Setbacks – primary & secondary streets.
- Side Boundary Setbacks – including 45-degree angle (DCP).
- Articulation Zone – including percentage of area less than 25% shown.
- Encroachments – North & East only (DCP).
- Encroachments - max eaves 700mm shown - No Zero Lot Line (DCP).
- NCC/BCA requirements eaves within setbacks – compliance shown.

FENCING

- Primary Street
- Proposal does not include front fence to primary street.
- Secondary street & public reserve fencing
- Calculations clearly indicate compliance with extent and transparency.
- Side & Rear
- Colorbond 'Woodland Grey' or Capped Butt Joined Natural Timber Fence.
- Clearly indicate compliance with setback to side returns & colour matching.
- Estate Fencing Is clearly shown on plans as not to be removed.

LETTERBOXES

- Letterbox in approved style.

LANDSCAPING DESIGN CONSIDERATIONS

- Landscape Plan provided, design is considered, key points addressed.
- 1 x med/large canopy tree to primary frontage.
- Additional rear yard tree under SEPP Greenfield Housing Code
- Fencing/screening is provided where required.
- Impervious surfaces limited – percentage shown.
- Drought tolerant species selected.
- Location nominated for a 220L minimum compost bin.
- Minimum 1.0m landscaping between driveway and side boundary.
- Front landscaping that is turf only will not be accepted.
- Planter bed 25% of front landscaping.
- Plan & elevation of builders retaining walls in streetscape.

SWIMMING POOLS & OUTDOOR SPAS

- Owner & builder are responsible for all required approvals.

ANCILLARY STRUCTURES, RECREATIONAL VEHICLES & EQUIPMENT

- Demonstrate 'out of site' from the street frontages.

BUILDING COST

- For Developers internal use only.

11 Submission checklist

APPLICATION FORM

OWNER DETAILS

Lot Number: _____ Street: _____

Name/s: _____

Contact Number/s _____ Email: _____

Postal Address _____

BUILDER DETAILS

Company: _____ Contact Person: _____

Contact Number/s _____ Email: _____

Postal Address: _____

APPLICANT DETAILS (IF DIFFERENT FROM ABOVE)

Company: _____ Contact Person: _____

Contact Number/s _____ Email: _____

Postal Address: _____

ATTACHED

- Site Plan
- Floor Plan
- Elevations
- External colours & materials (complete)
- Signed fencing template
- Sustainability compliance report
- Landscape Plan (site specific)

SUBMITTED BY

Name: _____

Date: _____

Design Assessment Panel (D.A.P.)

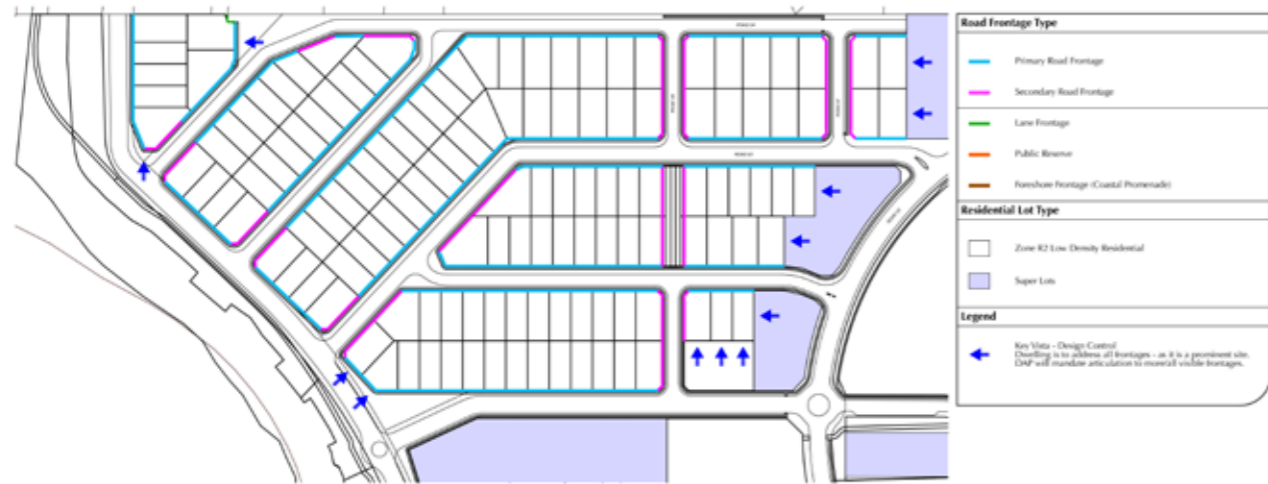
E: dap@areus.com.au

Submission instructions provided in Sections 4.1, 4.2 and 4.3 of this document



Appendix

ROAD FRONTAGES MAP - FIGURE 3.2.1



LOT FRONTAGES MAP - FIGURE 3.3.1



BUSH FIRE HAZARD MAP - FIGURE 3.4.1



Appendix

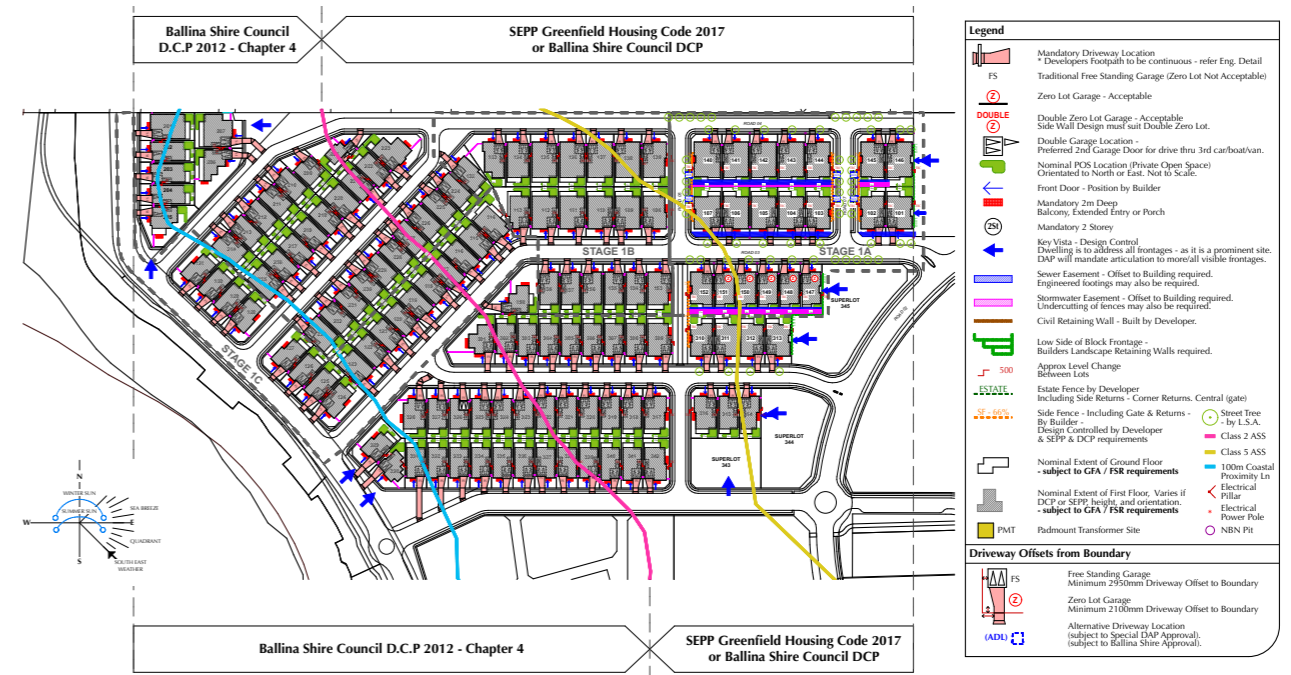
ACOUSTIC CONTROL MAP - FIGURE 3.5.1



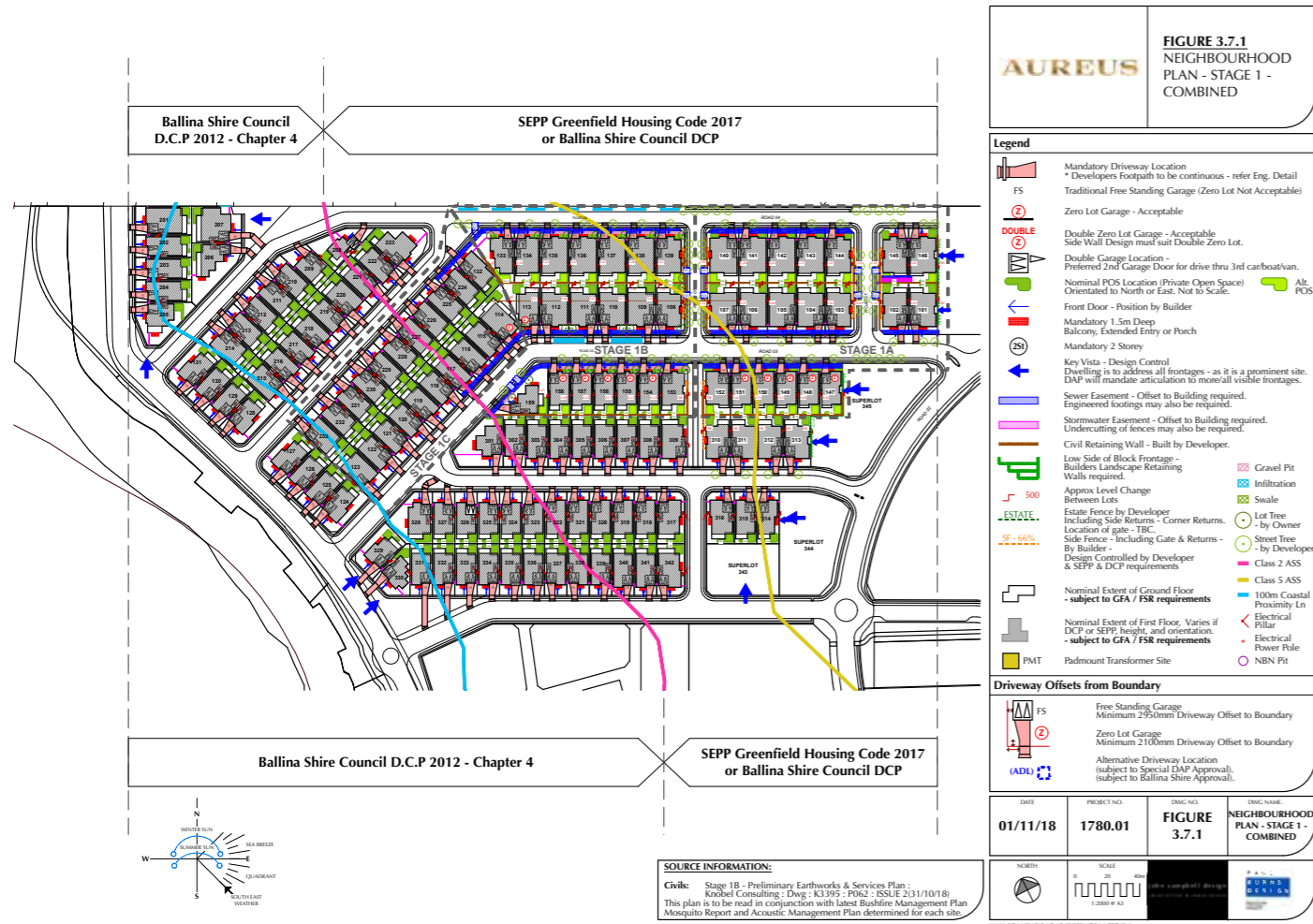
MOSQUITO TREATMENTS MAP - FIGURE 3.6.1



NEIGHBOURHOOD PLAN MAP - FIGURE 3.7.1



NEIGHBOURHOOD PLAN MAP - FIGURE 3.7.1A



NEIGHBOURHOOD PLAN MAP - FIGURE 3.7.1B



ACID SULPHATE SOILS MAP - FIGURE 3.8.1



COASTAL MANAGEMENT MAP - FIGURE 3.9.1



AUREUS

Skennars Head

aureus.com.au