

1881·Tullimbar

Building Guidelines

Stage 4 Residue. May 2023



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Welcome to 1881 Tullimbar

Welcome to 1881 Tullimbar. These Design Guidelines form part of our commitment to creating a community that is a great place to live, both now and well into the future.

These Design Guidelines apply to all dwellings to be built and will form part of the contract you enter into when you purchase land at 1881 Tullimbar.

These regulations are strictly aesthetic in their intent. In no way does compliance with these regulations exempt a structure from compliance with statutory requirements.

These Design Guidelines spell out how houses can be part of an attractive street and a great neighbourhood. There are several elements to the Design Guidelines, which together define the character or 'essence' of 1881 Tullimbar.

1.2 These Guidelines

These Design Guidelines form part of our commitment to creating a community that is a great place to live, both now and well into the future. The Guidelines apply to all dwellings to be built within Tullimbar 1881 and will form part of the contract you enter into when you purchase land.

The aim of these Guidelines is to:

- help to promote a high standard of amenity with particular regard to visual attractiveness, privacy, convenience and safety;
- help to develop and promote high quality design standards throughout the estate;
- guide the way your front boundary, front garden and house frontage is designed;
- ensure that your home is in harmony with the character and masterplan;
- help you design and build with sustainability in mind;
- promote the installation and use of resources and energy efficient practices and/or materials, and encourage environmentally sound design practice.

Whilst these Guidelines prescribe the physical elements of the dwellings they incorporate sufficient flexibility to allow for the design of individual homes to meet lifestyle needs, however in no way does compliance with these regulations exempt a structure from compliance with local authority



1.3 Your Home at 1881 Tullimbar

Dahua Australia, the developer of 1881 Tullimbar, is fully committed to creating housing projects and products that reflect the unique culture and community of the region coupled with attractive and affordable options for residents.

We understand that your family home is one of the greatest personal investments that you will make in your life. These Design Guidelines have been designed to enhance and protect the value of your home in 1881 Tullimbar. It is important that you discuss these with your homebuilder or architect during the early stages of planning the design of your home.

All homes are required to comply with the provisions of these Guidelines and home designs are required to be submitted to Dahua for approval prior to construction.

These Design Guidelines detail the mandatory building controls that apply to homes within 1881 Tullimbar. The aim of these Guidelines is to ensure attractive streetscapes are achieved throughout the 1881 Tullimbar by encouraging homes that are complementary to their surroundings, whilst also allowing a wide range of personal choice.

1.4 Application of the Guidelines

Approval for siting and design of all homes will need to be first assessed by the Dahua Design Administrator for compliance with the Design Guidelines and then approved by Shellharbour City Council or an Independent Certifier for development and construction approval.

The Dahua Design administrator has full discretion only for the controls and approval of these guidelines only.

This process will ensure that home designs and siting on lots will provide surety to all purchasers on the overall outcome of this residential community and particularly siting and design of residences.

A Compliance Bond of \$2,000 will be retained by Dahua at settlement and a rebate may be claimed once your home and landscaping is completed in accordance with these Guidelines.

Purchasers are required to complete the dwelling within 24 months from settlement with landscaping to be completed within 6 months of issuing the Certificate of Occupancy of your dwelling.

1.5 Approval Process

Step 1

- Ensure your house design meets the Development Control Plan, Complying Development Code (if applicable) and 1881 Tullimbar Design Guidelines

Step 2

- Apply for Pre-lodgement Approval by submitting your "Pre-lodgement Application Form" to the Dahua Design Administrator at designadministrator@1881tullimbar.com.au. The Dahua Design Administrator will reply within 21 days of receiving your "Pre-Lodgement Application Form". (Refer to forms in section 3.1 & 3.2)
- Council or an Independent Certifier issues your development approval and construction certificate
- Commence building your new home
- Remember your new home must be completed within 24 months from date of settlement

Step 3

- Home completed in accordance with approvals and Occupation Certificate issued

Step 4

- Complete your front landscaping
- Remember front landscaping must be completed within 6 months from house completion

Step 5

- To claim your \$2,000 Compliance Bond - complete the Compliance Bond Release Form (Refer to section 3.3). Submit to Design Administrator at designadministrator@1881tullimbar.com.au upon completion of your home and landscaping



2 Siting Your Home

Objective

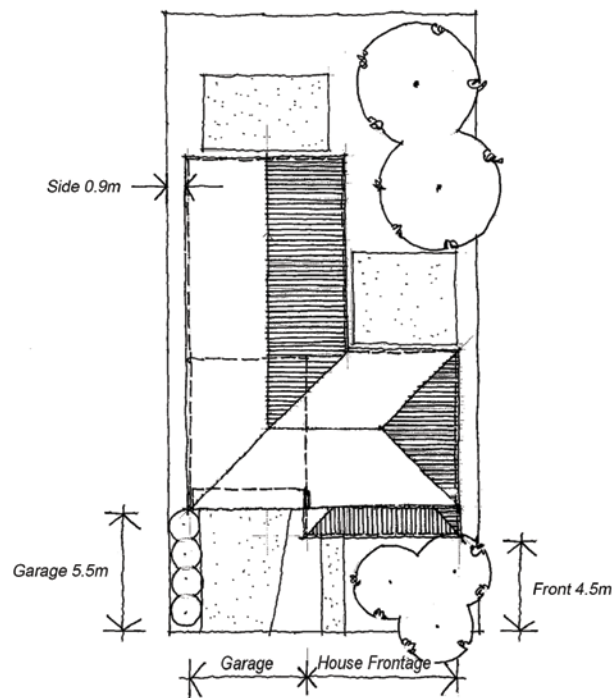
- to achieve a high quality streetscape and neighbourhood character ;
- to achieve useable open space around the dwelling ;
- to locate garages and carports to minimise visual impact on streetscape ;
- to minimise overlooking and overshadowing while maximising privacy.

2.1 Setbacks

2.1.1 Front Setbacks

Standard

- Single storey dwellings, are required to have a minimum setback of 4.5m from the street front boundary.
- Access ramps, eaves and gutters, steps and landings, bay windows, open structures such as pergolas, verandas, awnings, sunblinds, decks, balconies and porticos inclusive of associated eaves and gutters may encroach into the front building line by a maximum of 1m, provided the structure does not detrimentally affect the amenity of the neighbouring residents or streetscape.
- Double storey dwellings are required to have a minimum setback of 6m from the street front boundary.
- Garages are required to have a minimum 5.5m from the street front boundary and a minimum 500mm setback from the primary building line.



2.1.2 Side Setbacks

Standard

- Single storey dwellings are required to have a minimum setback of 900mm from the outer wall.
- Where there is no garage or carport proposed as part of the dwelling, a minimum side boundary setback of 2.7m must be provided to enable vehicular access to the rear or side of the lot, except where it can be demonstrated that vehicular access to the rear of the lot can be provided from an adjoining street (corner lot), rear lane or right-of-carriageway access OR a future carport/garage can be provided behind the building line.
- 'The upper level of double storey dwellings are required to have a minimum setback of 1200mm from the outer wall. NB - Council may allow a lesser side setback where first floor additions are proposed on existing walls of single storey dwellings. Any side setback less than 1200mm must comply with the BCA and must not create any adverse impacts to adjoining properties and/or the streetscape.
- The building component on the zero lot line must be single storey. Any second storey must be setback a minimum 900mm. The length of zero lot line on the boundary must not exceed 11m where the lot width is 12m and less, and 7m (garage only) where a lot width is between 12.1m and 15m. It must be demonstrated that the use of zero lot line setbacks will not adversely affect the privacy, amenity and solar access of an adjoining property and the streetscape objectives of this Section. An easement for maintenance of the zero lot line wall (and any services along the side of the dwelling) must be provided on the adjoining property. No overhanging eaves or services will be permitted within the easement. The easement must be submitted to Council's satisfaction on the site and subdivision plan. External access must be provided from the street to the rear open space of the dwelling either along one side of the dwelling or from a rear lane.
- Carports, pergolas, outbuildings and detached garages less than 900mm from a dwelling are required to have a minimum setback of 900mm. Structures located less than 900mm from a dwelling are considered to be part of the dwelling in terms of fire protection in the Building Code of Australia (BCA). Variations may be considered where neighbouring amenity, on-going maintenance and the requirements of the BCA are satisfactorily addressed. Compliance with the BCA is not the only criteria for accepting a variation.
- Carports, pergolas, outbuildings and detached garages are required to have a minimum setback of 500mm.

2.1.3 Secondary Building Line Setbacks - Corner Lots

Standard

- Single storey dwellings, are required to have a minimum setback of 2.4m from the from the secondary building line.
- Access ramps, eaves and gutters, steps and landings, bay windows, open structures such as pergolas, verandas, awnings, sunblinds, decks, balconies and porticos inclusive of associated eaves and gutters may encroach into the from the secondary building line by a maximum of 1m, provided the structure does not detrimentally affect the amenity of the neighbouring residents or streetscape, and the setbacks are not out of character with adjoining development.
- Garages with stacked car parking in front of the garage are required to have 5.5m setback.

2.2 Front Façade

Objective

- To create contemporary and practical residential designs that enables the built form to contribute to the quality and visual amenity of the streetscapes, and local open spaces.
- To create an inviting appearance from the street by minimising perceived visual bulk.
- To create cohesive streetscapes of various housing forms that build on the traditional architectural element in a contemporary way.

Standard

- At least one door and one habitable room window, fronting the street. In this respect, windows for rooms such as the WC, bathroom or laundry should not be the dominant feature or window on the front façade. Where such windows are necessary, they must be similarly proportioned to other windows on the façade.
- The incorporation of building elements which contribute to attractive streetscapes including front entry porches, porticos, verandas, upper level balconies and other elements to articulate the building mass is required. These may protrude into the front and secondary setback area by a maximum of 1.0m but together must not exceed 50% of the total width of the building.
- Veranda or roofed entry porches must be provided to the front elevation of dwellings to provide articulation to the building mass and clearly defined building entry porches should be visually prominent. Deeply recessed porches, and/or entry locations where the entry door is not directly visible from the street front are not acceptable. For two storey dwellings this area may include first floor structures.

2.3 Roofs

Objective

- To provide a variety of roof forms and materials that complement the house design, the external building materials and contribute to the streetscape amenity.

Standard

- Roofs should be designed using a series of smaller roof forms and variations in roof pitch. Where roofs are pitched, there should be a minimum roof pitch of 22 degrees ranging up to a maximum of 40 degrees.
- Skillion roofs should be in the range of 5 and 12 degrees.
- Lots with a frontage of 15m or greater must have eaves of a minimum 450mm, with possible exceptions being flat roofed structures, elevations not visible.
- Lots with a frontage of 12-15m must have eaves of a minimum 350mm, with possible exceptions being flat roofed structures, elevations not visible.
- Lots with a frontage of less than 12m must have eaves of a minimum 350mm, with exceptions for zero lot lined product or possible exceptions being flat roofed structures, elevations not visible.
- Exemptions may be granted on narrow frontage lots with considerations to solar access and visible elevations.

2.4 Fencing

Objective

- to provide cohesive fencing around your home and those of your neighbour ;
- to create an overall high quality visual amenity at Tullimbar 1881 ;
- to include a front fence to homes at Tullimbar 1881 so as to contribute to the visual quality of the streetscape.

2.4.1 Front and Corner Lot Fencing

Standard

- Fences on the primary and secondary boundary must be decorative and open style, or where there are solid panels must be decorative and articulated by elements such as posts, setbacks, landscape screening, varied materials and colours.
- Any fence and associated retaining wall within the front setback area from the primary road frontage must have a maximum height of 1.2m above existing ground level.
- Where the front fence is located on the front property boundary line, the height of the fence is measured above the existing ground level of the adjacent footpath of verge.
- Fences that are adjacent to a driveway or road requires a 1.5m splay and/or taper at the corner to a maximum height of 1200mm to provide satisfactory view lines for motorists leaving the property.
- Where the side boundary and front fences are of different heights, the transition in height must be tapered over 1.5m.
- Developer Estate Fencing should not be removed unless it is demonstrated that the proposed dwelling appropriately address the secondary frontage with full detailed façade similar to the front façade.
- Front Fencing is not allowed on specified allotments and is limited to behind the primary building line.
- Front fencing is not required.

2.4.2 Side and Rear Fencing

Standard

- Side and rear fencing between residential lots is to be 1.8m high colorbond fencing ‘Smartscreen’ in Woodland Grey. Side fencing is to finish on the wall built on the boundary or a minimum of 1m behind the front building line. Side fencing is to finish on the wall built on the boundary or a minimum of 4m behind the front building line.
- Where fencing adjoins a passive public reserve, the fence must be predominantly open style character to allow casual surveillance of the area.
- Fencing adjoining active open space areas such as sports fields and playgrounds must be 1800mm high solid style panel fencing. Metal panels must not be the dominant material.

2.5 Landscaping

Objective

- to ensure Tullimbar 1881 has a seamless landscape feel between private gardens, green streets and parks;
- to contribute positively to the visual quality of the street;
- to encourage the use of distinctive, functional and sustainable landscape elements, materials and spaces that complement your home’s architectural style and surrounding landscape character.

Standard

- More than 50% of the front yard is to be landscaped with grass and garden beds.
- Each front yard must contain a tree capable of growing to a minimum height of 3m.
- Hedging and thick planting can be used to create further privacy.
- Letterbox must use materials and colours consistent with the residence. Letterbox is not to be greater than 1200mm in height. Temporary or makeshift letterbox is not permitted.

2.6 Retaining walls

Objective

- Minimise the visual impacts of retaining walls.

Standard

- Retaining walls visible from any public space are to be of a masonry type. Ideally the retaining wall materials should be of a similar aesthetic to the design of your dwelling.

3. Application Forms and Checklist

3.1 Design Guidelines Checklist

Requirements	Yes	No	N/A
1. Siting Your Home			
Minimum 4.5m front setback to single storey home			
Garage or carport setback 5.5m			
Maximum 1m encroachment of 1m into front building line			
900mm side setback to single storey home			
1200mm side setback to double storey home			
Met zero lot requirements for Torrens Titles lots less than 12m wide			
Carport or outbuilding have a minimum 500mm setback			
Minimum 2.4m setback to single storey home on the secondary street frontage			
Minimum 4.0m setback to double storey home on the secondary street frontage			
2. Siting Your Home			
At least one door and one habitable room window addressing street frontage			
Incorporation of design element such as portico, veranda, balcony etc. to street frontages and protrudes no more than 1m and to a maximum of 50% of the building width			

Requirements	Yes	No	N/A
3. Roofs			
Minimum roof pitch of 24 degrees and to a maximum of 40 degrees			
Skillion roofs in the range of 4 to 12 degrees			
Minimum 450mm eaves on lot greater than 15m wide			
Minimum 350mm eaves on lot between 12 and 15m wide			
Minimum 350mm eaves on lot less than 12m wide and no eaves on zero lot line			
4. Fencing			
Decorative fencing to front and secondary street frontage			
Maximum combined front fence and retaining wall height of 1.2m			
Maximum 1.2m high fence to the 1.5m splay on corner lot or adjacent a driveway			
Fence height transition tapered over 1.5m			
Developer fencing retained			
Required to have no front fencing to lot			
Side and rear fencing is a maximum of 1.8m high colorbond "Smartascreen" fencing			
Open style fencing abutting passive public reserve			
1800mm solid style panel fencing to boundaries abutting active open space such as sports fields and playgrounds			
5. Landscaping			
50% of front yard comprising of soft landscaping, with a minimum of one advanced tree of a minimum of 3m growth height.			
Letterbox complements the dwelling style and materials			
Letterbox is no greater than 1200mm in height			

3.2 Pre-Lodgement Application Form

This form and attachments are to be filled, signed and returned by email to designadministrator@1881tullimbar.com.au

Owner/Applicant Name	
Street Address	
Lot and Deposited Plan Number	
Settlement Date	
Contact Details	Mobile: Email:
Builder Details	
Anticipated Building Dates	Start: Finish: Note: Completion of dwelling within 24 months of settlement and landscaping (including fencing) completed within 6 months of issuing the Certificate of Occupancy of dwelling.
Signed	
Date	

Required Attachments	
Design Guideline Checklist	
Required Plans <ul style="list-style-type: none">Site Plan at 1:200 scaleHouse Plan at 1:100 scaleColours and Materials ScheduleLandscape plan at 1:100 scale	

3.3 Compliance Bond Release Application Form

If you are the owner of the property and have purchased the property directly from Dahua, please use 3.3 Compliance Bond Release Form 1.

If you are the owner of the property and you did not purchase the property directly from Dahua, please use 3.4 Compliance Bond Release Form 2.

3.3 Compliance Bond Release Form 1

Direct Purchase

This form and attachments are to be filled, signed and returned by email to designadministrator@1881tullimbar.com.au

Owner/Applicant Name	
Street Address	
Lot and Deposited Plan Number	
Settlement Date	
Certificate of Occupancy Issued	
Contact Details	Mobile: Email:
We confirm completion of our dwelling and associated landscaping is in accordance with the 1881 Tullimbar Design Guidelines and hereby request consideration of our application and return of the Compliance Bond	
Signed	
Date	
Upon receipt of this form and completion of an inspection, assuming compliance with these Guidelines the Compliance Bond will be returned by Electronic Funds Transfer within 50 days to the Bank details provided below	
Account Name	
Account Number	
BSB Number	
Bank Number	

Required Attachments	
Completion of dwelling within 24 months of settlement and landscaping (including fencing) completed within 6 months of issuing the Certificate of Occupancy of dwelling. Please attached Certificate of Occupancy	
Design Guideline Checklist (if any changes from original design)	
Required Plans (if any changes from original design) <ul style="list-style-type: none">Site Plan at 1:200 scaleHouse Plan at 1:100 scaleColours and Materials ScheduleLandscape plan at 1:100 scaleStamped copy of the approved plans from the relevant approval authority	

You acknowledge that the Vendor,Dahua (Dahua Group Sydney Project 6 Pty Ltd) is authorized to remit the Compliance Bond fees to the bank account you nominated above. Please check the bank details and owners details carefully as Dahua has no duty to check the correctness of the details. You release Dahua and its associated entities from any liability arising from You providing the incorrect details.

3.4 Compliance Bond Release Form 2

Subsequent Owners

If you are the owner of the property and did not purchase the property directly from Dahua, please use this form. This form and attachments are to be filled, signed and returned by email to designadministrator@1881tullimbar.com.au Form 3.3 does not release the requirements to submit form 3.2 "Design Guidelines Application Form" prior to starting the DA or CDC process.

You must contact your vendor/original purchasers (who purchased the property from Dahua) and they must fill in Part 1 of this form authorizing Dahua to remit the funds to you. Please fill in your details below in Part 2 of this form on completion of your home and landscaping.

Part 1 - Original Purchasers			
Lot Number			
Settlement Date			
Name of Purchasers			
Address of Owner(s)			
Contact Details	Mobile: Email:		
As the Original Purchasers of the above Lot _____ , we hereby direct Dahua to remit the Compliance Bond to the Current Owners listed below and release all claims against Dahua.			
Signed		Signed	
Date		Date	
Part 2 - Current Owners			
Name of Owner(s)			
Address of Owner(s)			
Contact Number			
Email Address			
Bank Details			
BSB Number			
Account Name			

You acknowledge that the Vendor,Dahua (Dahua Group Sydney Project 6 Pty Ltd) is authorized to remit the Compliance Bond fees to the bank account you nominated above. Please check the bank details and owners details carefully as Dahua has no duty to check the correctness of the details. You release Dahua and its associated entities from any liability arising from You providing the incorrect details.





Another project by

DAHUA GROUP

Phone 1300 885 546
1881tullimbar.com.au