



**BANYAN HILL**

BALLINA



## **Design Guidelines**

Incorporating Environmental Principles  
Stage 2 | December 2017



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# 1 | Design guidelines

## EP.1 BANYAN HILL ENVIRONMENTAL PRINCIPLES

Banyan Hill 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 livable, and protecting the environment.

There are specific guidelines in place to increase home energy and water efficiency. These include: a six star or better rating 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 BANYAN HILL CLIMATE

Banyan Hill 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
<b>DAY TEMPERATURES:</b> Average maximum*	27.9°C	20.5°C
<b>NIGHT TEMPERATURES:</b> Average minimum*	20.0°C	9.1°C
<b>RAINFALL:</b> Average monthly*	169.2mm	133.9mm
<b>BREEZES:</b> Average direction at 3pm*	N/E - E - S/E Direction	E Direction

Information obtained from [www.bom.gov.au](http://www.bom.gov.au) at Ballina Airport AWS.

\*Mean average.

## EP.3B BANYAN HILL TOPOGRAPHY & VIEWS

Banyan Hill is located on a natural ridgeline. This elevated topography allows:

- Access to panoramic Eastern coastal views.
- 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 Banyan Hill 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 Banyan Hill 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 guidelines 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 Banyan Hill 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.

**The D.A.P. can be contacted as follows:**

E. [dap@banyanhill.com.au](mailto:dap@banyanhill.com.au)  
P. 1300 326 197

## 1.2 THE PROCESS

A complete set of working drawings, landscaping drawings, colour and material selections must be submitted for approval. An approval must be issued before any earthwork or construction begins.

**The full checklist 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 before the performance rebate offered by the developer is refunded.

### READ PLANNING RULES

**Read and understand:**  
Ballina DCP Chapter 4,  
Ballina Local Environmental Plan,  
Relevant NSW Policies, and  
BASIX requirements and processes.

### READ GUIDELINES

**Read and understand**  
**Banyan Hill Design Guidelines**

### DESIGN INC. BASIX

**Design your home responding to:**  
BASIX requirements,  
Ballina DCP Chapter 4, and  
Banyan Hill Design Guidelines.

Obtain a BASIX certificate.

### SUBMIT TO D.A.P.

**Submit your home and landscape  
design for Design Assessment Panel  
(D.A.P.) review**

Attach BASIX certificate.

Obtain approval or conditional approval.

May require resubmission if  
non-compliant design.

### APPLY FOR (D.A.)

**Apply for (D.A.) Ballina Shire Council  
development application.**

Attach BASIX certificate.

### APPLY FOR (C.C)

**Apply for (C.C.) construction certificate**

Attach BASIX certificate before starting  
building work landowner must appoint  
(P.C.A) principal certifying authority.

Inspections by P.C.A during construction.

### OBTAIN FINAL (O.C)

**Apply for (O.C.) occupation certificate**

Obtain final (O.C) and BASIX  
completion receipt.

### APPLY FOR PERFORMANCE REBATE

**Apply for performance rebate**

Ensure all works complete including  
landscape, fencing and driveways.

# 1 | Design guidelines

## 1.3 LIMITATIONS OF ASSESSMENTS BY THE D.A.P.

While the Banyan Hill 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. It is the responsibility of the buyer to meet 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) 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 Sales 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:

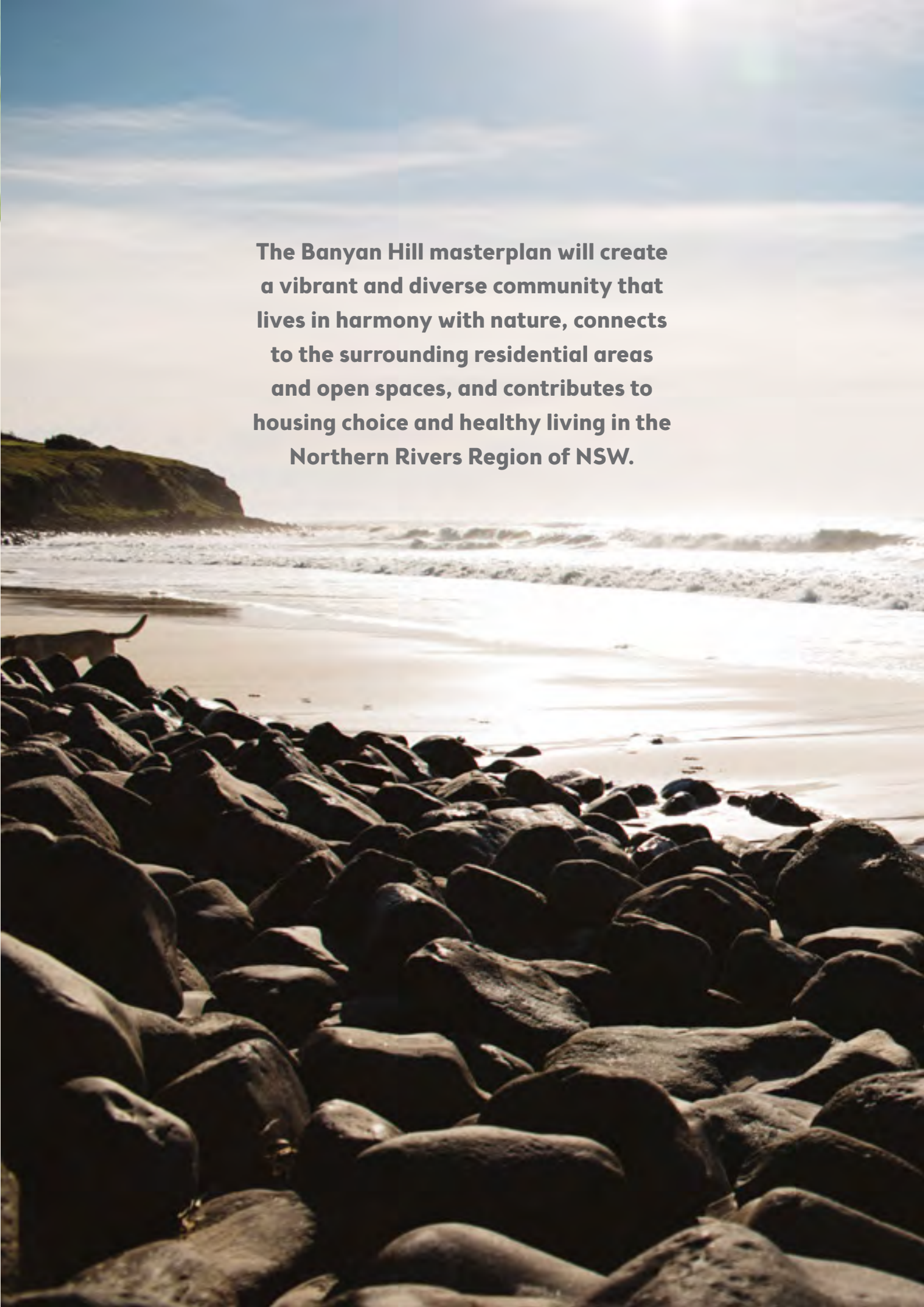
- Contours.
- Cut & fill.
- Driveway gradients.
- Builder's retaining walls.
- Services, manholes or easements.
- Proximity of footings to retaining walls or easements.
- LPG gas bottle installation and positioning.
- Swimming pools & pool fencing.
- BASIX requirements.
- Dual occupancy compliance.

Whilst it is the intention of the seller and the D.A.P. that the Design Guidelines 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 Guidelines against any other buyer or any other lot at Banyan Hill.









**The Banyan Hill 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.**





## 2 | Masterplans

2.1 BANYAN HILL MASTERPLAN – FIGURE 2.1.1

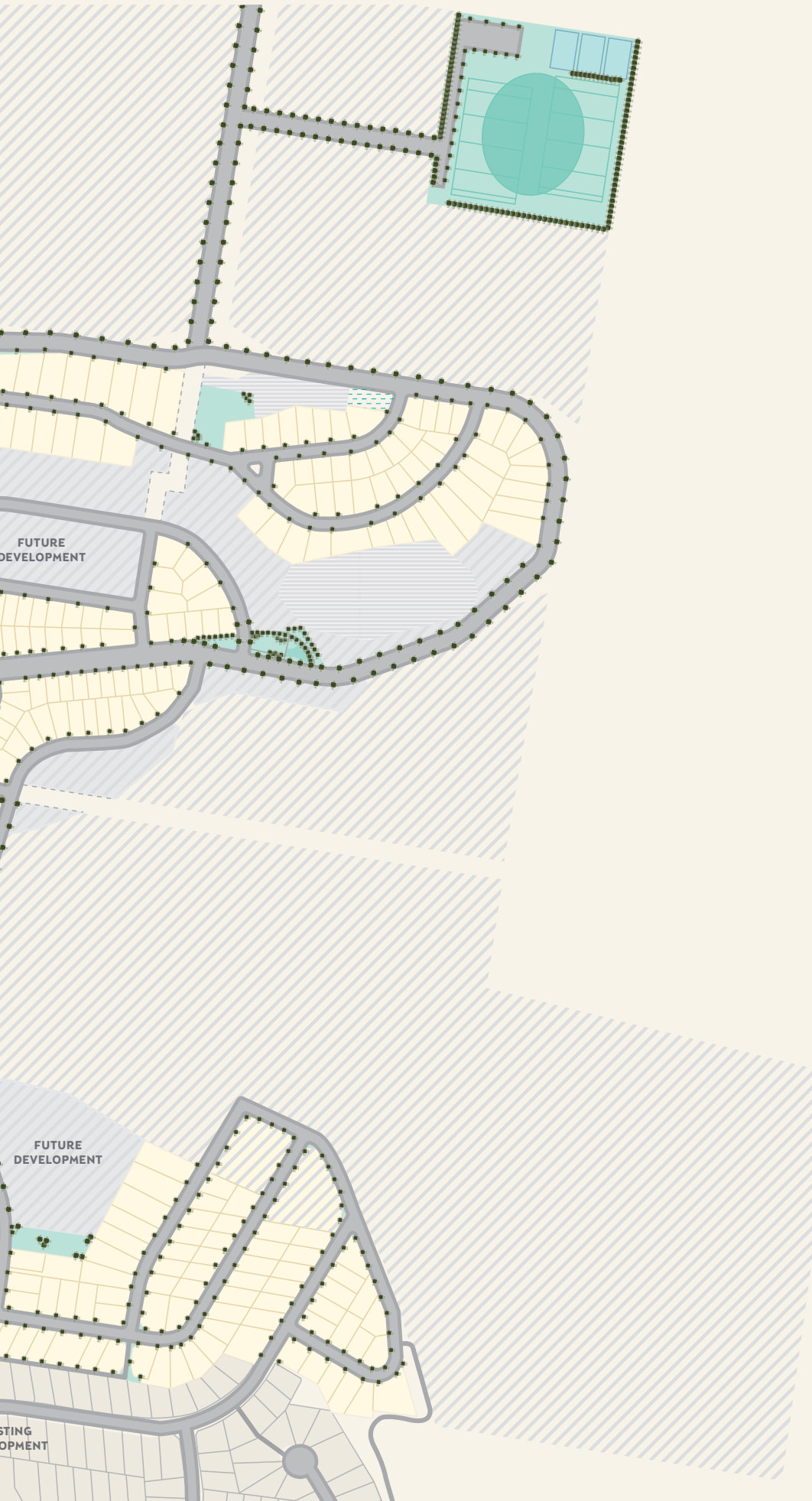
Stage Two

BALLINA CBD 2KM



ARTIST IMPRESSION. SUBJECT TO COUNCIL APPROVAL.



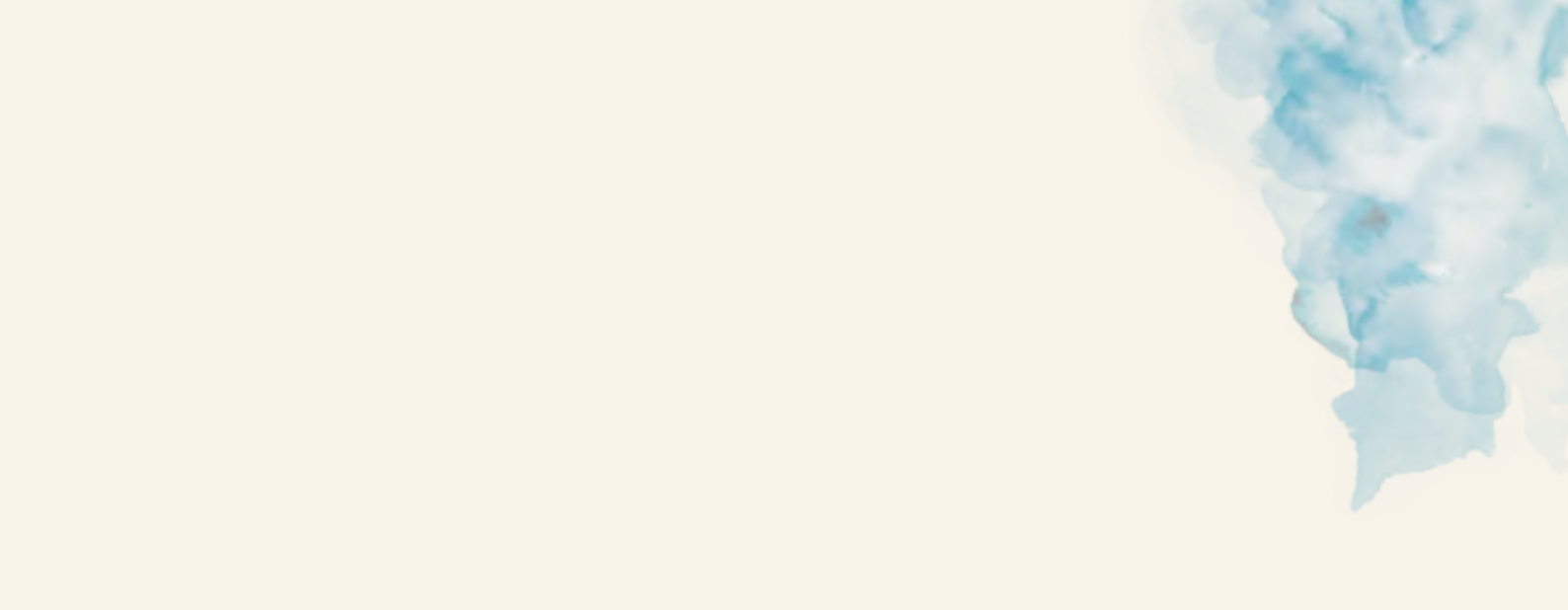


## 2 | Masterplans



ARTIST IMPRESSION. SUBJECT TO COUNCIL APPROVAL.







3

## Definitions & lot type plans





### 3 | Definitions & lot type plans

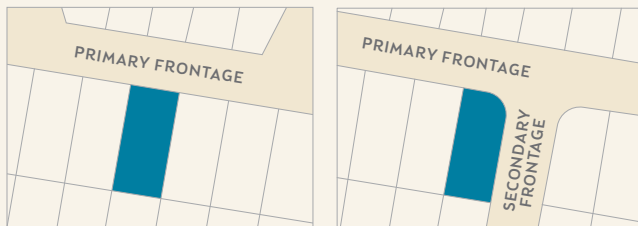
#### 3.1 LOT CONFIGURATION DIAGRAMS

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.I



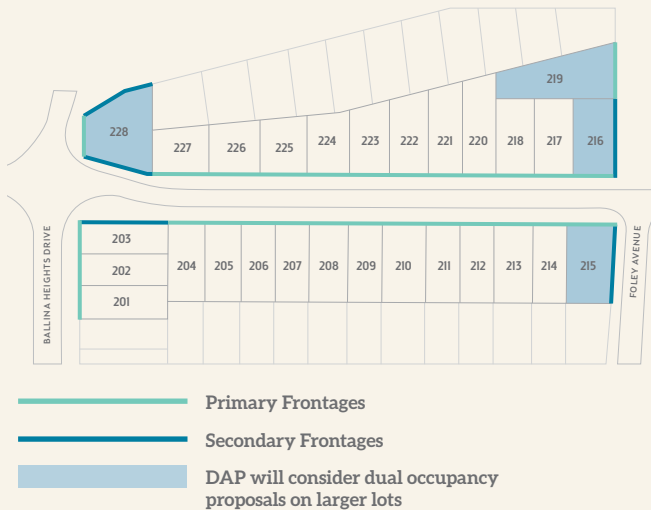
Standard Lot

Corner Lot - Dual Frontage

#### 3.2 STREET FRONTAGES

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

#### STREET FRONTAGES - FIGURE 3.2.I



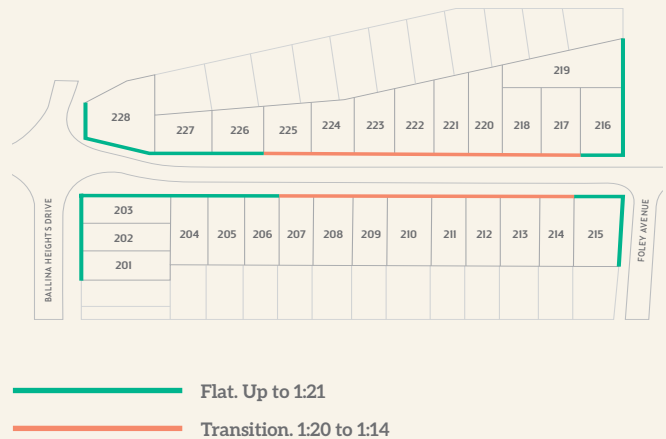
#### 3.3 LOT FRONTAGE TYPES MAP

The Lot Frontage Type map confirms;

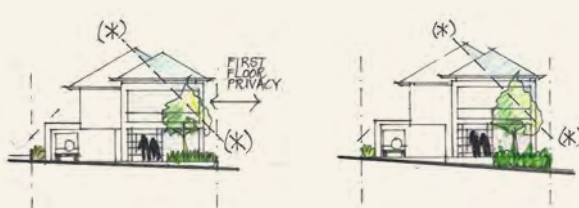
1. **Flat frontage lots** – are lots where grade of street frontage is 0.1% - 5%.
2. **Transition frontage lots** – are lots where grade of street frontage is 0.5% - 8%.
3. **Sloping frontage lots** – are lots where grade of street frontage is 9% - 12.5%.
4. **Split level lots** – are lots where grade of street frontage is approx. 12.5% and a split-level home should be considered.
5. **Steep lots (pole homes)** – are lots (in future stages) which will require a 'pole style home'.

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

#### LOT FRONTAGE TYPES MAP - FIGURE 3.3.I



#### LOT FRONTAGE TYPES - FIGURE 3.3.2



Flat. Up to 1:21

Transition. 1:20 to 1:14



Sloping. 1:13 to 1:8

Refer to 6.27 Builders Retaining Walls in the streetscape.  
Also applies to Lots 114-118.



1:8 Frontage - Consider split level home

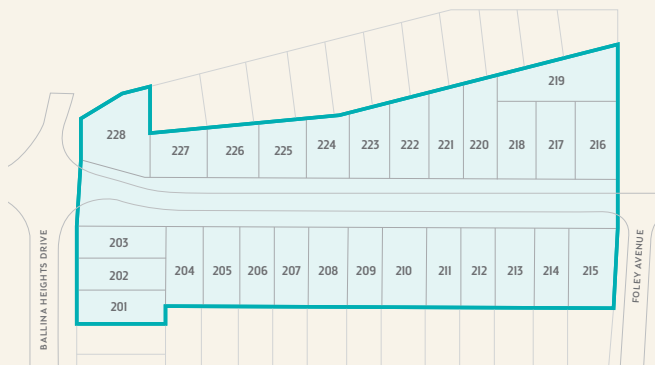
### 3 | Definitions & lot type plans

#### 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.

**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.

**ACOUSTIC OVERLAY MAP - FIGURE 3.5.1**



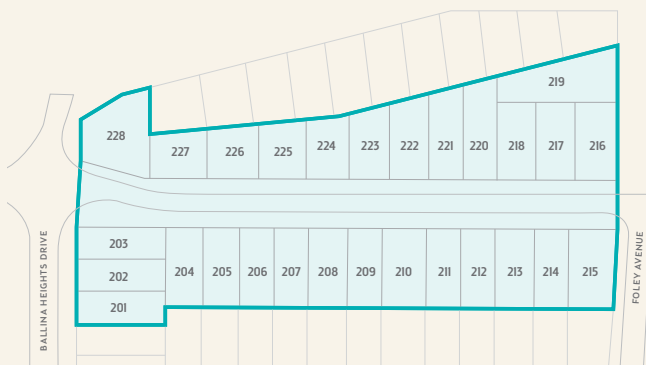
Approved acoustic management reports confirm that no lots require acoustic management in Stage 2.

#### 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.

**MOSQUITO TREATMENTS OVERLAY MAP - FIGURE 3.6.1**



#### 3.7 NEIGHBOURHOOD PLAN - STAGE 2

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 2.0m deep front balcony, entry & porches.
- Private open space.
- Second driveway position – for dual occupancy - on corner lots only.

##### 3. Design locations of infrastructure

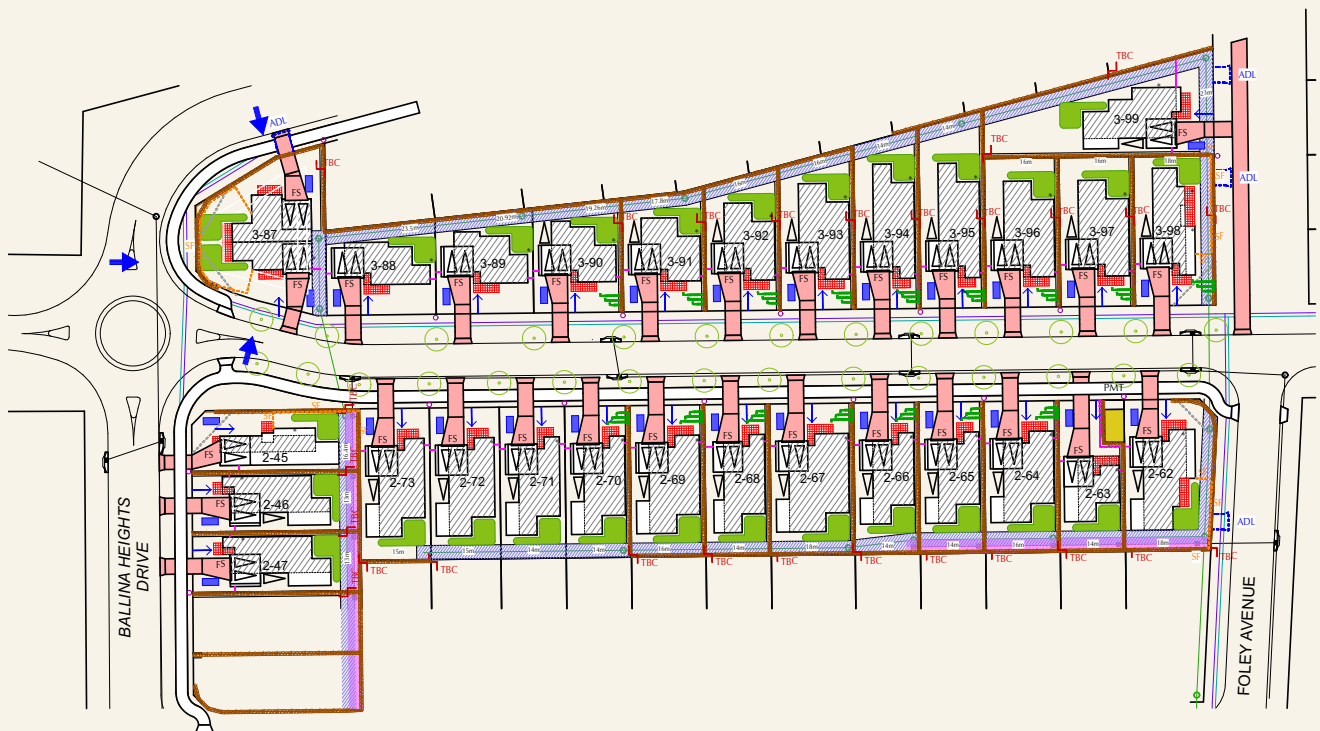
- Storm-water lines - offsets to infrastructure required.
- Sewer lines – offsets to infrastructure required.
- Developer built civil retaining walls.
- Approximate level change between lots.
- Pad mounted transformer site.
- Low side of sloping frontage - landscaped builders retaining walls required.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

### 3 | Definitions & lot type plans








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.





NEIGHBOURHOOD PLAN - FIGURE 3.7.1





#### KEY

-  Driveway Location  
- Avoiding Underground Stormwater Pit Option Shown  
- Builder Engineered Straight Driveway also Acceptable
-  Driveway Location  
\* Developers Footpath to be continuous - refer Eng. Detail
-  Underground Storm Water Soakage Pit  
Built by Developer.
-  Double Garage Location -  
Preferred 2nd Garage Door for drive thru 3rd car/boat/van.
-  Nominal POS Location (Private Open Space)  
Orientated to North or East. Not to Scale.
-  Civil Retaining Wall - Built by Developer.
-  Low Side of Block Frontage -  
Builders Landscape Retaining Walls required.

-  Front Door - Position by Builder  
Dwelling is to address all frontages - as it is a prominent site.  
DAP will mandate articulation to all frontages.
-  Sewer Easement - Offset to Building required.  
Engineered footings may also be required.
-  Stormwater Easement - Offset to Building required.  
Undercutting of fences may also be required.
-  1500 Approx Level Change Between Lots
-  Side Fence - Including Gate & Returns - By Builder  
Design Controlled by Developer
-  Mandatory 2m Deep Balcony, Extended Entry or Porch  
(maximum 25% of articulation zone).
-  Nominal Extent of Ground Floor - May extend further  
towards back yard subject to FSR requirements

-  Nominal Extent of First Floor, 45° building envelope with North East encroachment. (subject to Ballina Shire approval).
-  PMT Padmount Transformer Site
-  Street Tree - by L.S.A.
-  NBN Pit

#### Driveway Offsets from Boundary

-  FS Free Standing Only - Zero Lot not allowed  
Double Car Garage  
Minimum 4000mm Driveway Offset to Boundary  
Minimum 1800mm Garage Offset to Boundary  
Minimum 2000mm Before Crossover widens on-site
-  (ADU) Alternative Driveway Location  
(subject to Ballina Shire Approval).





## 4 | Building & landscaping approval procedure

### 4.1 PRIOR TO CONSTRUCTION

The Banyan Hill design guideline 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. 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

Once plans have been approved in writing by the D.A.P., working drawings can be submitted to a certifier for approval. Construction Approvals must be obtained from your certifier before construction commences.

### 4.5 ON COMPLETION

An application for the performance rebate can be made 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 BANYAN HILL ENVIRONMENTAL PRINCIPLES

Banyan Hill seeks to achieve exceptional sustainability outcomes. Banyan Hill 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.

**enviro**  
DEVELOPMENT™



ECOSYSTEMS



WASTE



ENERGY



MATERIALS



WATER



COMMUNITY





## 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 Banyan Hill, 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.
- Clerestorey windows allowing sunlight from the East and views to the coast.
- Passive surveillance to streets and laneways.
- Variety of house designs (refer **part 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 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

### 6.1 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.

No cut or fill is permitted within 600mm of the base or top of a developer-constructed retaining wall.

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

#### 6.1.1 CONSTRUCTION ACCESS

Construction access from Ballina Heights Drive is prohibited. Sites must be accessed via alternative side street only.

### 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 Banyan Hill 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.

### 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.

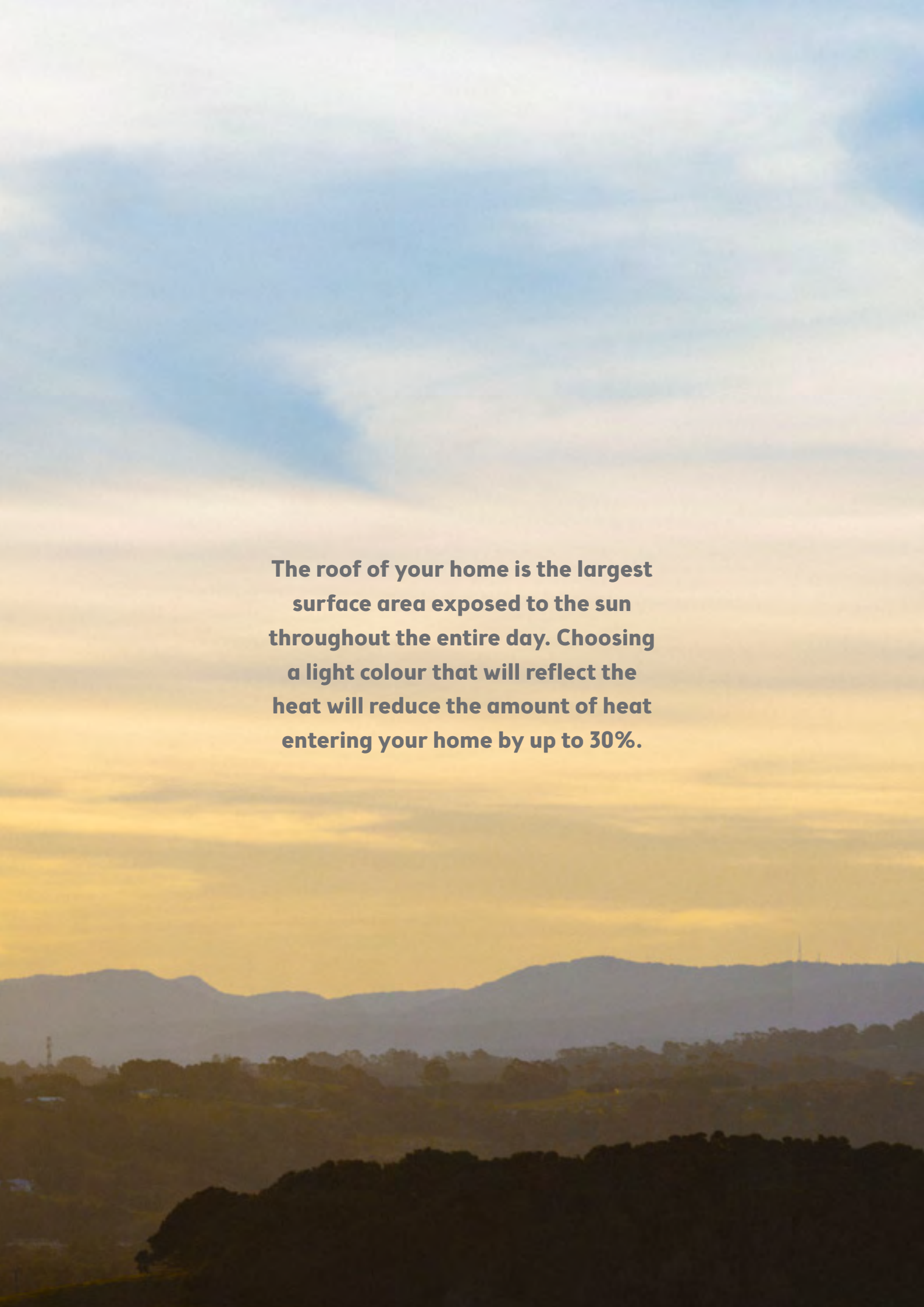
To reduce the heat that your home could absorb, choose materials that keep out heat during the day by insulating and choosing light colours for roofs and external walls. Also, try to choose lightweight materials for the walls, like timber and fibrocement sheeting, as these choice release unwanted heat 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 select:

- 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 E0 rated.



**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

### EP.5 BUILDING MATERIALS AND CONSTRUCTION (CONT.)

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  $\leq 0.6$  Sa (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.

### 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

- Pitched roofs (hip or gable) at minimum of 25 degrees.
- Please note that all street façades will not be approved with single hips or gables, the roof plan selected for the house should result in the visible roof having steps, hips and valleys or some variation in the ridge levels, giving the roof visual interest.
- D.A.P. requires modern skillion roofs at minimum 10 degrees (this is greater than Ballina Shire minimum of 5 degrees).
- Flat or parapet roofs are not allowed, unless they are a minor element in the façade composition, and complemented with deep balconies and deep hoods. (They will be subject to special approval by D.A.P.).
- 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.
- Ballina Shire permits up to 700mm eaves outside the building envelope.
- Your BASIX certificate may require deeper than 450mm eaves.
- Allow for wide gutters to handle heavy rainfall.

#### 6.5.2 ACCEPTABLE MATERIALS FOR ROOFS

- Colorbond roof sheeting.
- Concrete or clay roof tiles – low profile tiles/slate look profiles preferred (Note. all materials must be selected from approved range of colours).
- Galvanised/zinc roof sheeting products are subject to special approval by D.A.P., and will require higher quality materials, and detailing used on the façades.



## 6 | Design elements

### 6.5.3 ACCEPTABLE COLOURS FOR ROOFS

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.

#### LIGHT - SOLAR ABSORBANCE <0.475



#### MEDIUM - SOLAR ABSORBANCE 0.475 - 0.700

(may require additional roof insulation to achieve BASIX)



### 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**.
- 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.

### 6.6.2 ACCEPTABLE WALL MATERIALS INCLUDE:

- Painted render.
- Contemporary lightweight cladding.
- Metal sheeting with a factory finish (e.g. Colorbond), used as a feature material.
- A limited amount of face brick used as a feature – maximum 30% of the façade (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.
- Feature façade tiles.

### The following materials will not be permitted

- Large format and/or mottled brick.
- Mud brick and rammed earth walls.

## 6 | Design elements

### 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.



### 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'.

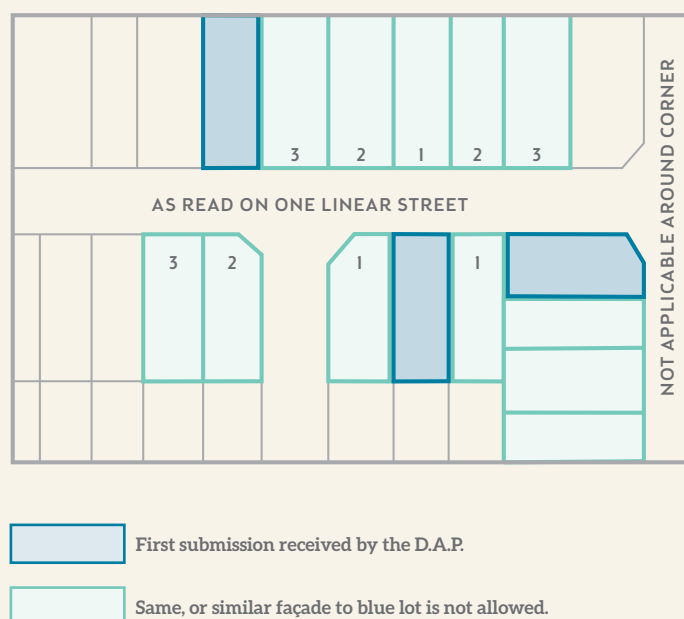
### 6.7 FAÇADE VARIATION AND ACCEPTABLE VARIATIONS

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

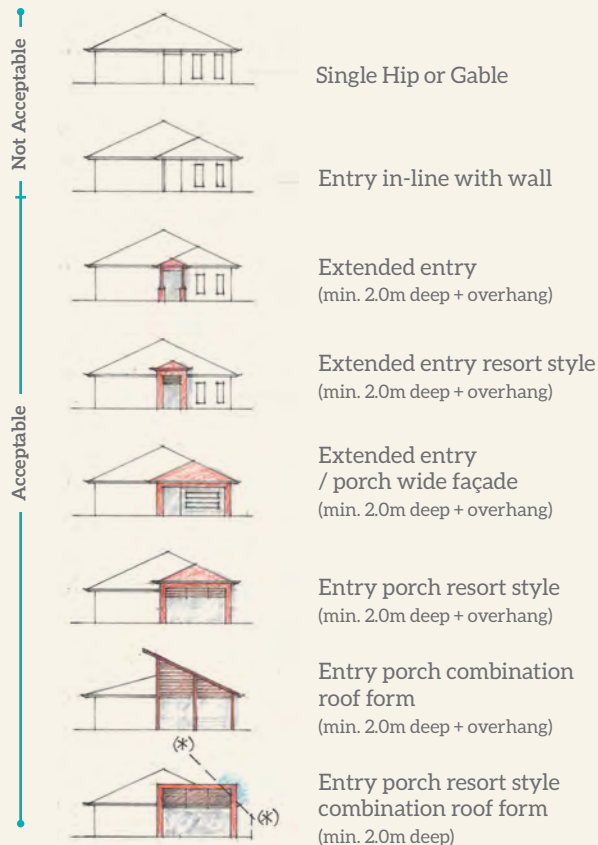


There is generally a gap of three lots before repeating, as read on the one linear street. This doesn't apply around corners.

## 6 | Design elements

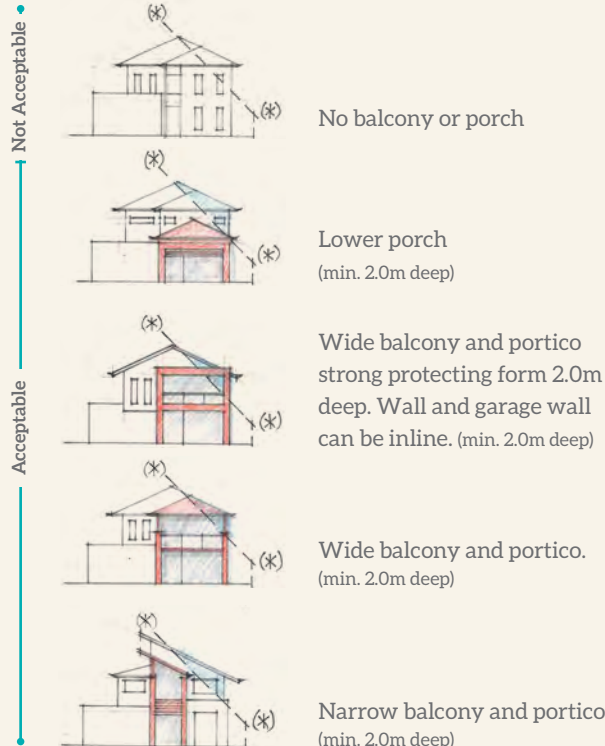
### FAÇADE VARIATION ACCEPTABLE TYPES.

#### ONE STOREY - FIGURE 6.7.2



### FAÇADE VARIATION ACCEPTABLE TYPES.

#### TWO STOREY - FIGURE 6.7.3



#### 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.
- Entry porch type:
  - Porch between split roof.
  - Porch under eaves.
  - Porch with portico.
  - Portico in resort style.
- 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.

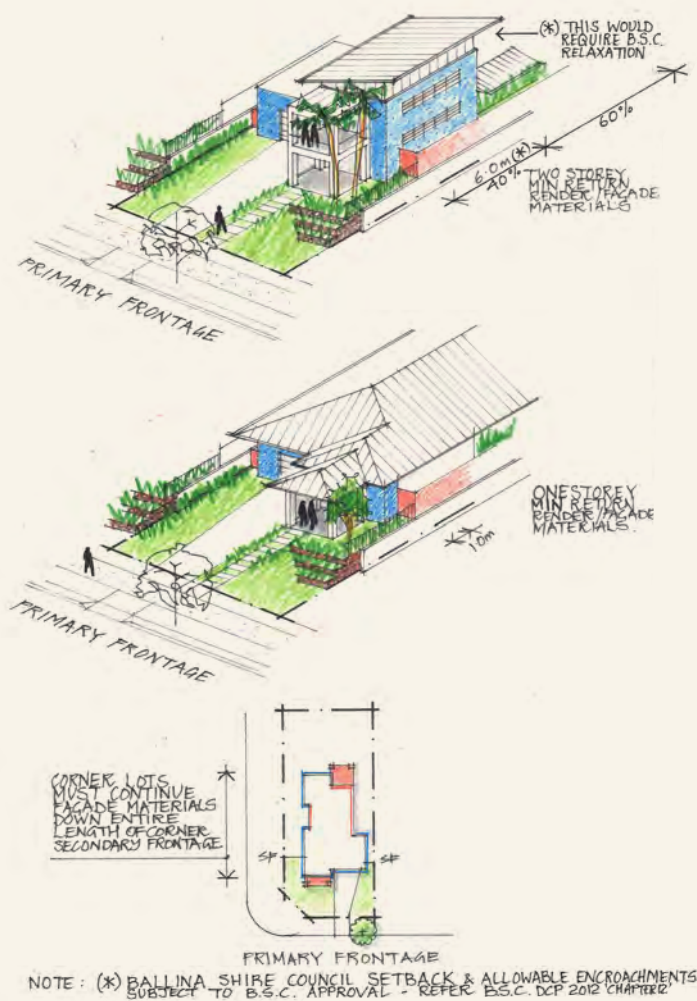
## 6 | Design elements

### 6.9 RETURN OF FAÇADE MATERIALS DOWN SIDE ELEVATIONS

Banyan Hill's 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 2.0M 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 Banyan Hill lots to provide a street facing balcony, extended entry or entry porch of usable dimension.

- Mandatory 2.0m minimum depth of balcony, extended entry or porch.
- Part of this 2.0m depth may be accommodated in the 1.5m articulation zone (**Ballina DCP, Chpt 4 Part 3.D Element - Articulation Zone**).
- 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.

See Figure 6.11.1 on opposite page.

### 6.12 MINIMUM DWELLING AREA

The minimum area of the house, excluding garage/carport and eaves is 150m<sup>2</sup>.

### 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 a height of 8.5m (and must comply with 45 degree building envelope setback requirements).

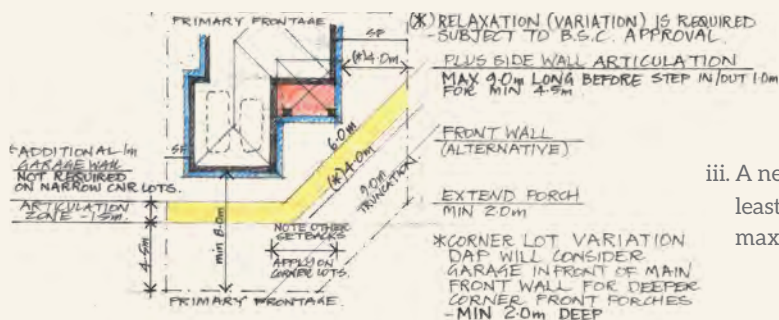
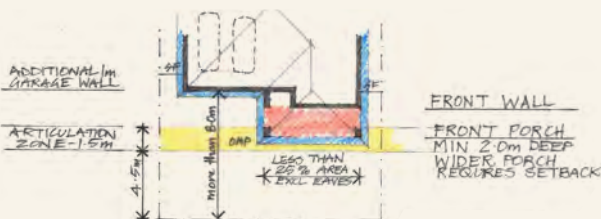
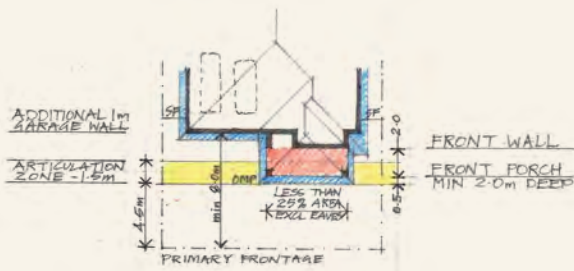
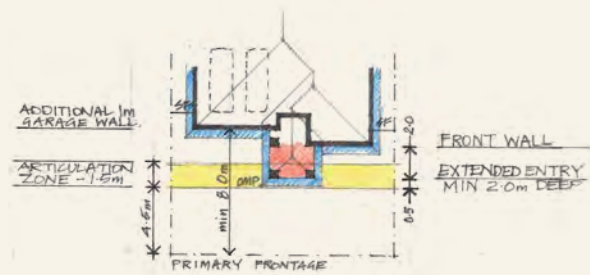
### 6.14 SITE COVERAGE

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



## 6 | Design elements

### MANDATORY NORTH COAST 2.0M DEEP BALCONY, EXTENDED ENTRY OR PORCH - FIGURE 6.11.I



### 6.15 FLOOR SPACE RATIO

The requirements the bulk, scale and character of a dwelling are set out in **Ballina DCP, Chpt 4 Part 3.B Element - Floor Space Ratios**.

Extracts from these documents are included below.

#### Part 3.B.

- Where development... is proposed on land identified on the Floor Space Ratio Map, Council will apply the following approach to calculation of the floor space ratio (FSR);
  - ... an FSR of 0.5:1 applies.
  - ... where two car parking spaces are required, the maximum floor area excluded from the calculation of gross floor area is 44sqm.

### EP. 8 YOUR OUTDOOR LIVING AREA

One of the great advantages of the Banyan Hill 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.

### 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 Part 3.G Element - Landscaping & Open Space**

Extracts from these documents are included below.

- At least 25% of the site must be covered by landscaped areas comprising of pervious surfaces.
- Each dwelling is to be provided with an area of private open space that is:
  - Predominantly flat;
  - Located at ground level;
  - Accessible directly from a living area; and
  - Where practicable, located to the North or East of the dwelling.
- A new dwelling must have an outdoor living area of at least 24m<sup>2</sup> with a minimum dimension of 4m x 4m and a maximum gradient of 1:10.

## 6 | Design elements

### 6.16 PRIVATE LANDSCAPING & OPEN SPACE (CONT.)

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** and are encouraged.

### EP.9 ORIENT YOUR HOME CORRECTLY

Orientating your living areas to capture summer breezes is a simple way to reduce your homes reliance on air conditioning. To minimise the impact of the hot afternoon sun, it can be beneficial to locate your main living areas on the North-Eastern side of your home.

When designing your home, there are two very important aspects of our climate that you need to consider. These aspects are the daily path of the sun and the direction of cooling summer breezes.

Your home layout should consider the following:

- Position your home as close as possible to the southern and western boundaries of your block. This will leave the northern and eastern sides for gardens and outdoor living. These areas are cooler in summer.
- Avoid locating larger windows on the western side of your home, if you must, ensure they are very well shaded outside and can be sun-blocked from the inside.
- Take care not to reflect light and heat from large landscaping features or light coloured pathways next to the building into your new home.
- Position your main living areas and bedrooms to catch the cool North-East to South-East breezes in summer and design for cross ventilation, it will ensure you draw the breeze through your home.

### 6.17 ORIENTATION

Banyan Hill, is located on the top of a ridgeline, with extensive views East towards the coastline. 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 a house design. And are required in **Ballina DCP, Chpt 4 Part 3.J Element – Solar Access**.

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

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**.

Extracts from these documents are included below.

#### Part 3.I.

i. Windows must have privacy screens if:

- 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).

ii. A balcony, deck, pergola, terrace or verandah must have a privacy screen if it:

- Has a setback of less than 3m from a side or rear boundary, and
- Has a floor area of more than 3m<sup>2</sup> and a floor level greater than 1.0m above ground level (existing).

iii. **Note. N/A**

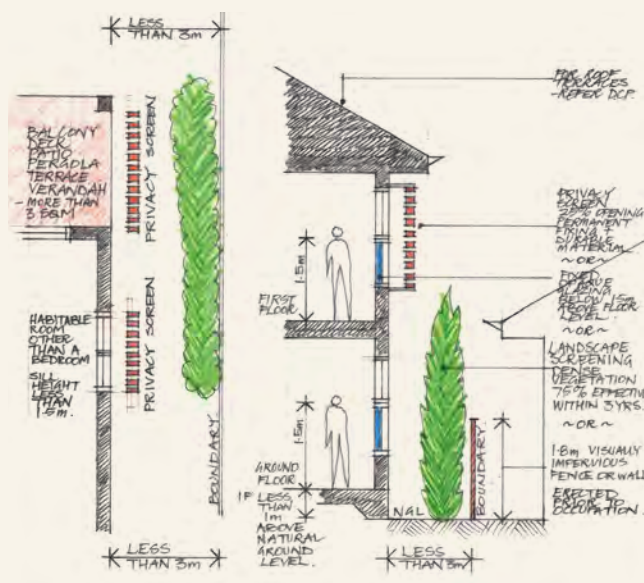
## 6 | Design elements

### 6.18 VIEWS, OVERLOOKING & PRIVACY (CONT.)

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):

- Screening that has 25% openings (maximum), is permanently fixed and is constructed of durable materials, or
- 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.

PRIVACY SCREENING - FIGURE 6.18.1



### 6.19 ACOUSTIC TREATMENTS

Some lots within Banyan Hill 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 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.

### 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](http://www.waterrating.gov.au)



## 6 | Design elements

### 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.

- 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.
- Garages to have an overall width as per Ballina Shire Council.
- Door colours are to be in the accepted palette of Colorbond colours illustrated in **Section 6.6.3**.

- 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**.
- Zero Lot Line garages are not acceptable.
- Garage doors must be a panel door. Roller doors are not acceptable.
- Due to location of temporary sales centre, Lot 130 is required to paint, bag or render finish the Western masonry wall of its garage.

### 6.22 DESIGN FOR CARAVANS, BOATS, TRAILERS & PLAY EQUIPMENT

Banyan Hill 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.

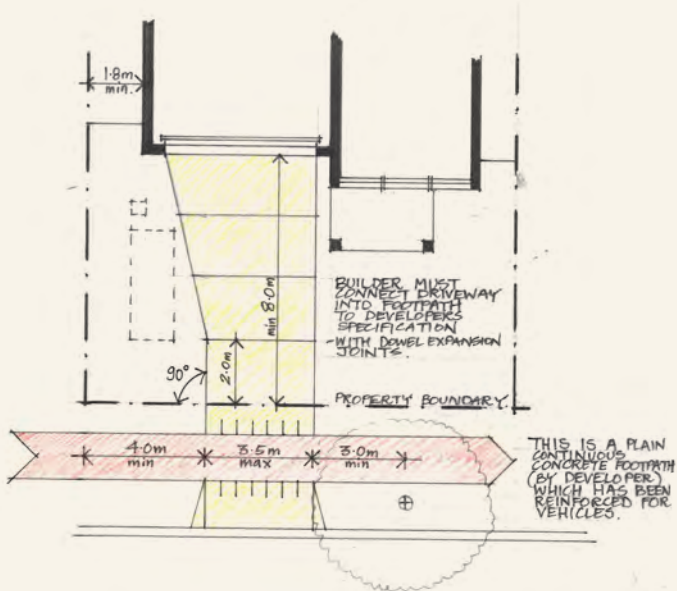
### 6.23 DRIVEWAYS AND CROSSOVERS

- Only one driveway is permitted per lot, unless shown on neighbourhood plan.
- Refer to your disclosure plan for acceptable driveway crossover location.
- 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**.
- 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**.
- Driveways constructed above underground storm-water infrastructure (Atlantic Corporation Titan Tank) 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, stenciled 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.



## 6 | Design elements

CONCRETE FOOTPATH (BY DEVELOPER) - FIGURE 6.23.1



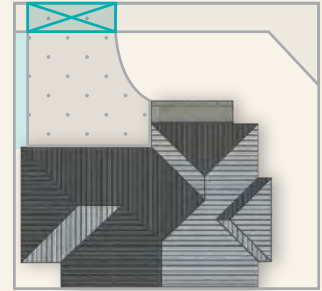
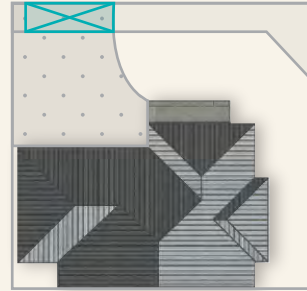
LANDSCAPE STRIP BETWEEN DRIVEWAY AND SIDE BOUNDARY - FIGURE 6.23.2



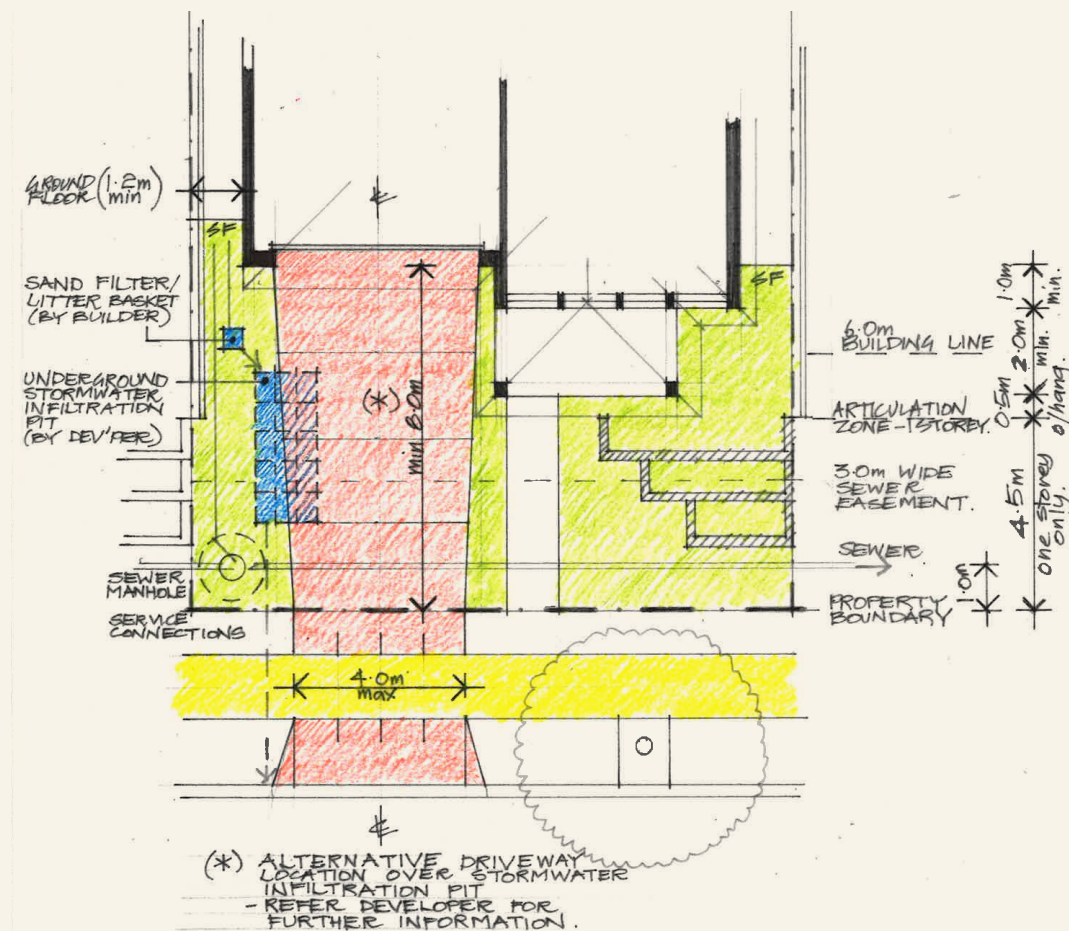
- No offset from side boundary
- Too wide at front boundary



- 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

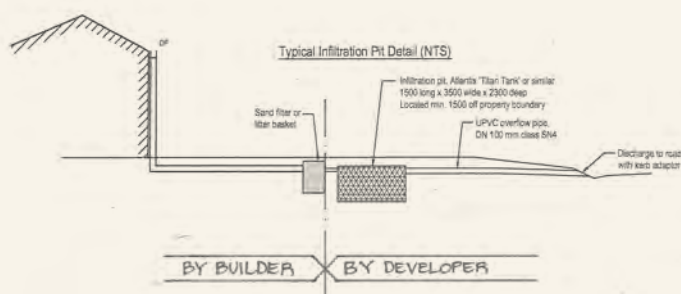
#### UNDERGROUND INFILTRATION TANKS

Your lot is 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 property boundary, 2.5m to buildings, and up to 2.0m from front body.

Infiltration pit dimensions are indicative and can change based on the manufacturer's specifications and/or site layout requirements provided that a minimum 12.5m<sup>3</sup> net storage volume is provided.

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

At least 85% of roof runoff to be direction 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.

Pipe across footpath to be laid with maximum grade of 1 in 100.

### 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

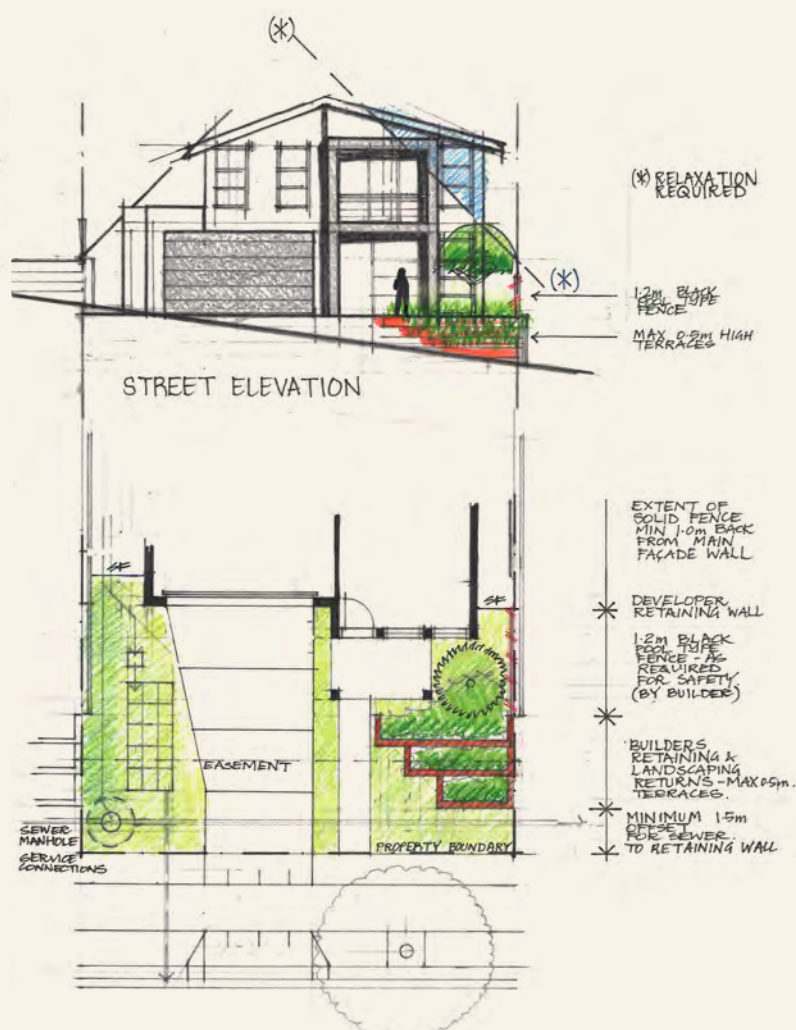
- Rainwater tanks are encouraged but are not to be visible from street frontages.
- Potential for future installation, should be allowed for in the initial building design.

### 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 Banyan Hill, requires that lot owners provide insect screening to all window & door openings & rainwater storage devices.

### 6.29 NBN CONNECTION

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

## 6 | Design elements

### 6.30 LOTS FACING BALLINA HEIGHTS DRIVE (MANDATORY TWO STOREY)

Lots facing Ballina Heights Drive (Lots 101, 131 and 132) have a mandatory two storey height requirement.

- Dual occupancies are not acceptable on these lots.

### 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.



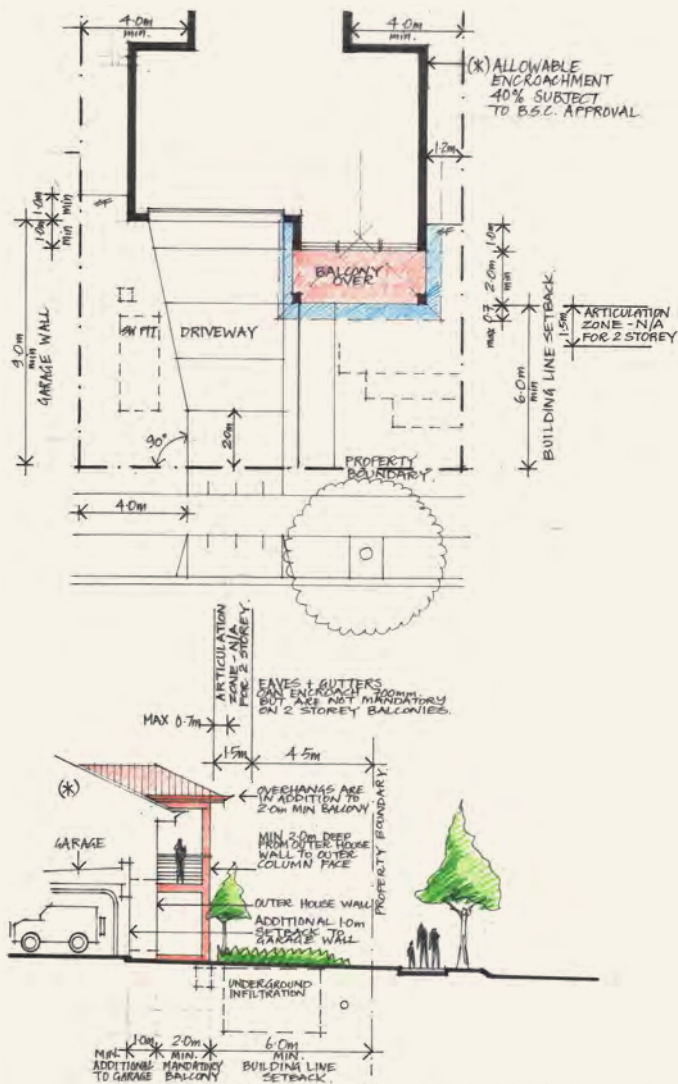




## 7 | Setbacks

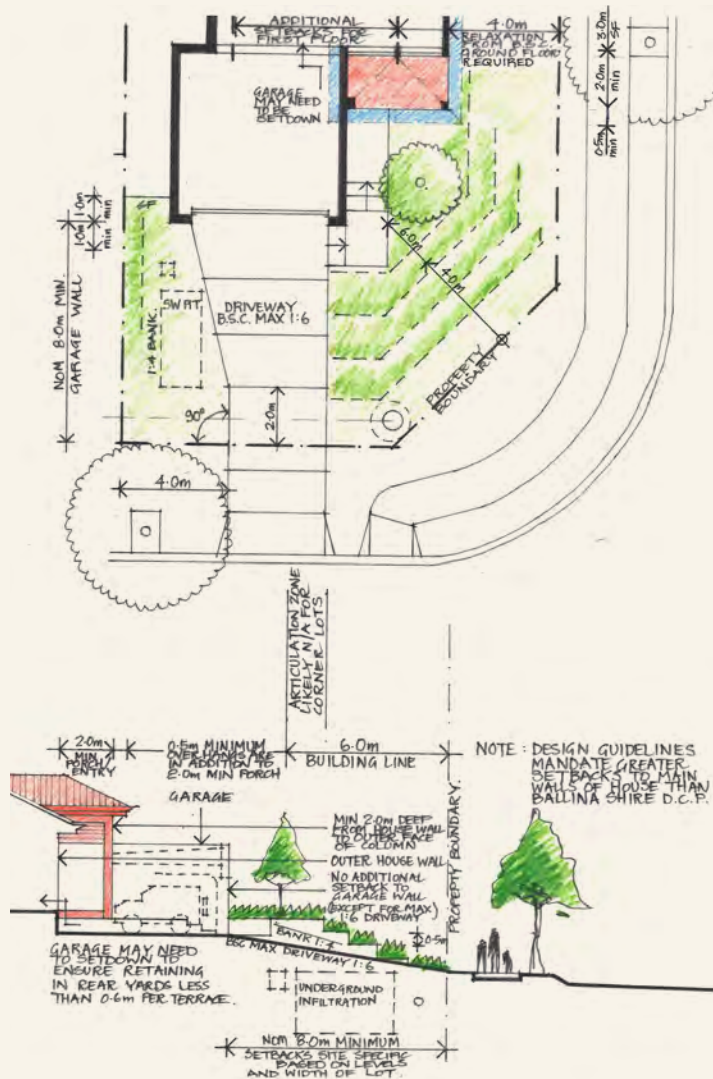
### BUILDING LINE AND ARTICULATION ZONE: TWO STOREY

FIGURE 7.1.2.2



### BUILDING LINE AND ARTICULATION ZONE: CORNER LOT

FIGURE 7.1.2.3



#### On corner lots:

A variation may be granted by BSC for a 2m reduction to the building line setback to the secondary street frontage.

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.



## 7 | Setbacks

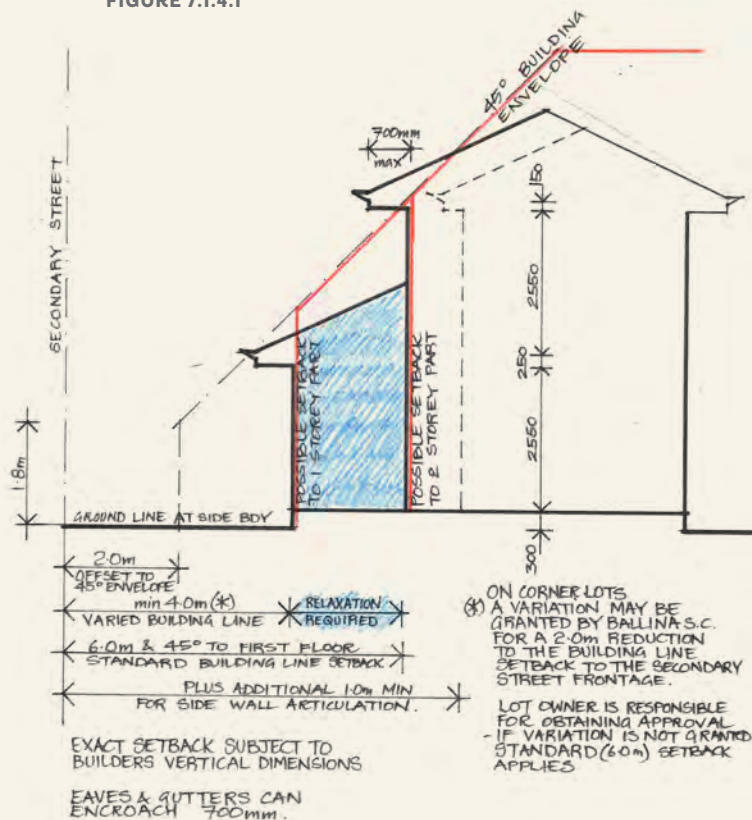
### 7.1.3 NOT USED

#### 7.1.4 SECONDARY STREET FRONTAGES

Dwellings, garages and ancillary development must be set back; Varied Building Line Setback (distance from boundary) Secondary Street Frontage Boundary – 4.0m.

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.

**CORNER LOT SECONDARY STREET FRONTAGES SETBACKS -  
FIGURE 7.1.4.1**



#### 7.1.5 GENEROUS SIDE AND REAR BOUNDARY SETBACKS

The Design Guidelines are consistent with the Ballina Shire Council requirements in relation to 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.
- Zero lot garages are not permitted.

i. Dwellings must be contained within a building envelope measured as follows;

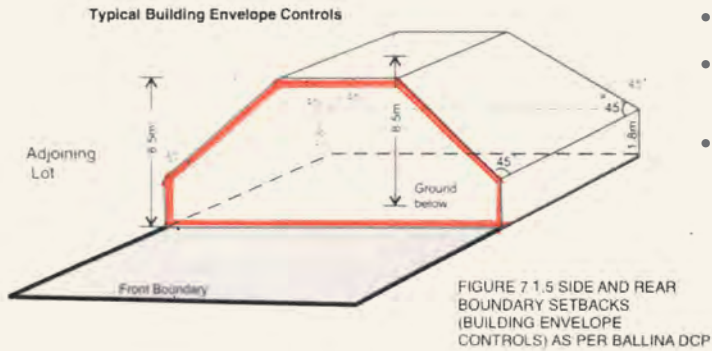
- Below a plane measured over the land at 45° from a point 1.8m above the side and rear boundaries,
- Where the subject site has a frontage to a secondary street, below a plane measured over the land at 45° from a point 1.8m above a parallel line measure 2.0m inside the secondary street boundary. (This is in addition to the 4.0m building line setback to secondary streets).
- Where the subject site has a frontage to a public reserve, below a plane measured over the land at 45° from a point 1.8m above the boundary to the public reserve, and below a plane measured above ground level.
- ii. The external walls of a dwelling must be setback a minimum of 900mm from the side and rear boundaries of the site, subject to consideration of impact on privacy, private open space and solar access to adjoining properties.

**Note:** lot owners are responsible for reading the entire Ballina DCP, as there are other requirements that may apply to their specific lot and design proposal.

## 7 | Setbacks

### GENEROUS SIDE AND REAR BOUNDARY SETBACKS -

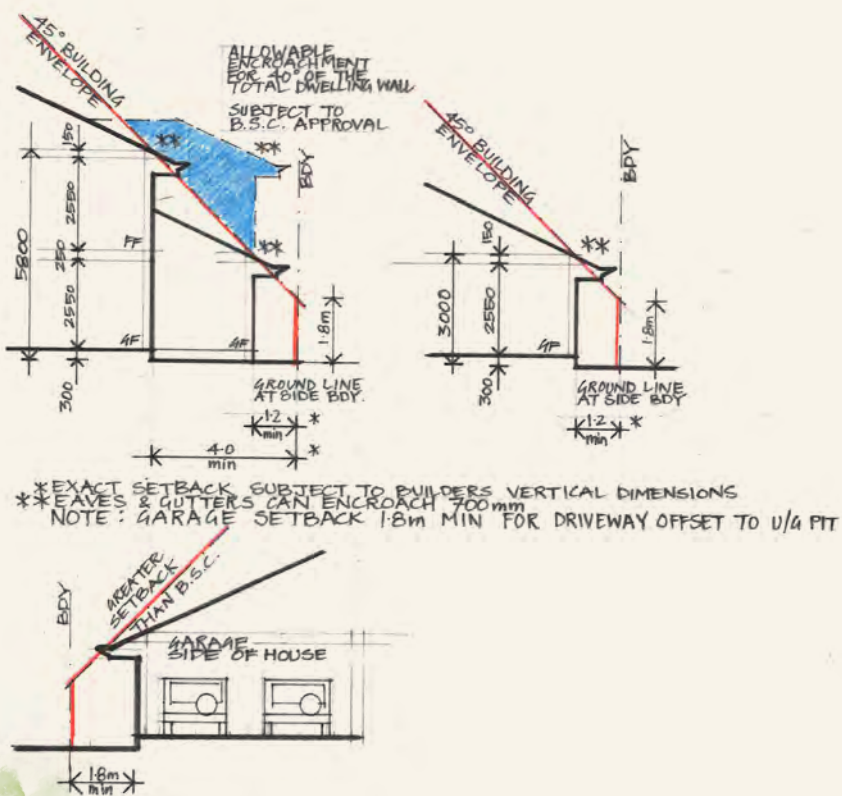
FIGURE 7.1.5.1



### 7.1.6 VARIATIONS / RELAXATIONS

The Ballina DCP permits variations to the setbacks nominated by the building envelope.

- Eaves and gutters – up to a maximum of 700mm.
- **Note:** minimum setback requirements provided by BCA must be complied with i.e. 450mm to the outside of the fascia.
- Climate control elements – which are of a minor scale and an open character.



## 7 | Setbacks

### 7.1.7 NORTH & EAST ENCROACHMENTS

The Ballina DCP permits encroachments along the Northern & Eastern elevations.

The D.A.P. supports the encroachment, and encourages lot owners to take advantage of the encroachment towards the Primary Street Frontage.

### 7.2 SETBACKS TO CIVIL INFRASTRUCTURE

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

#### **Underground Storm-water Infiltration Cells**

Front bdy 1.5m – Side bdy 1.5m – Building 2.0m.

#### **Builders Retaining Walls**

Street Front - Base of first terrace from Front boundary 1.5m.

Side & Rear – 600mm top and bottom.

#### **Sewer and Storm-water Lines**

Easements provided – nominal minimum 1.5m setback.

#### **Pools**

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





## 8 | Fencing & letterboxes

### 8.1 BOUNDARY 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 as set out below.

### 8.2 PRIMARY STREET FENCING

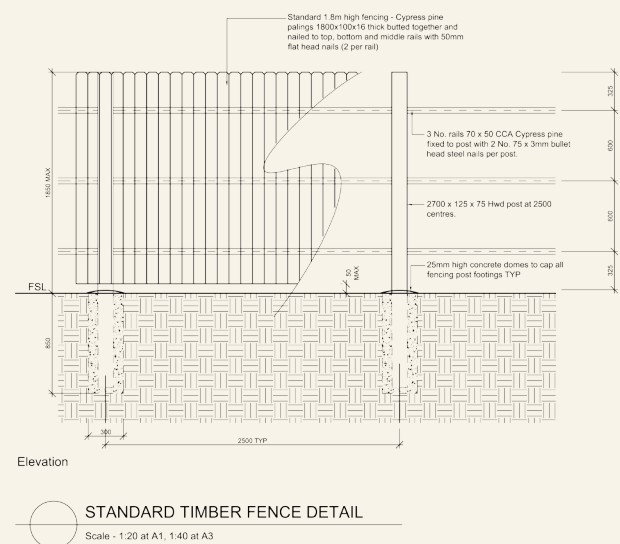
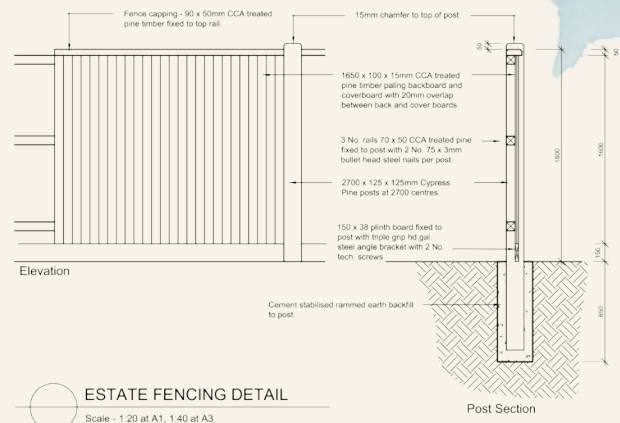
Not permitted except for estate fencing (by developer).

### 8.3 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.

FIGURE 8.3.1



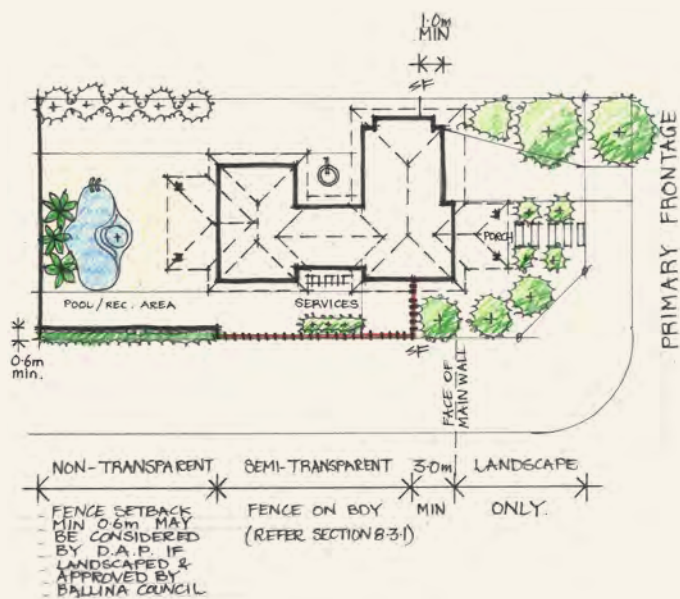
## 8 | Fencing & letterboxes

### 8.4 SECONDARY STREET FENCING

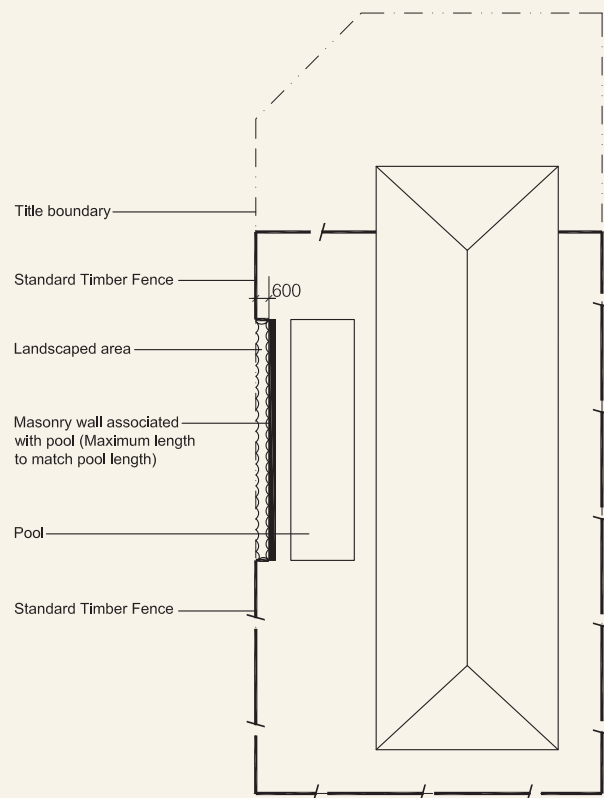
Specific requirements pertain to the fencing of the secondary street frontage of corner lots (refer figure 8.4.1):

- The only material permitted for corner lot fencing is natural timber fencing.
- Fences can be articulated to provide visual relief and opportunities for landscape plantings between fence and public road reserve areas.
- Secondary street fencing (on the corner) must not extend past a point at least 3m back from the front face of house façade.
- Secondary street fencing is to be semi-transparent by providing 12mm gaps between palings.
- 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 street 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 street fencing, a section of the secondary street 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 8.4.2.

SECONDARY STREET FENCING - FIGURE 8.4.1



SECONDARY STREET FENCING - FIGURE 8.4.2



### CORNER LOT SIDE FENCE

Scale - 1:200 at A1, 1:400 at A3



## 8 | Fencing & letterboxes

### 8.5 PUBLIC RESERVE FENCING

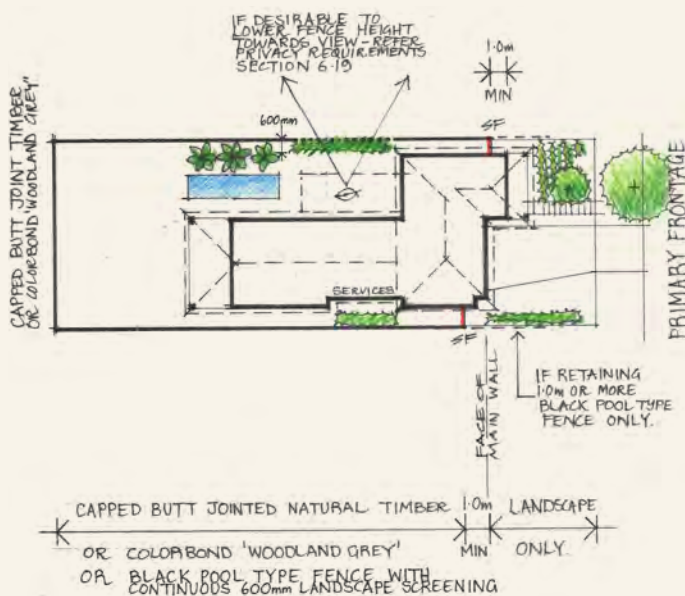
Requirements are as per secondary street fencing.

### 8.6 SIDE AND REAR FENCING

- Side and rear fencing is required.
- The only materials permitted for side and rear fencing are capped Butt Jointed natural timber fence or Colorbond fencing in the colour 'Woodland Grey'.
- 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.
- 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 8.6.1



### 8.7 SIDE GATES FENCES AND RETURNS

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

### 8.8 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 | Landscape guidelines

### EP.II 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.



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 following 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.

#### 9.1 LANDSCAPING

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.

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 Banyan Hill 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.



- Solar access and shade into residences and gardens in different seasons.
- Limiting areas of traditional lawn which require on-going watering to maintain.

- Alternatives to lawn areas such as gravels, sands and grass substitute plants.
- 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 | Landscape 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. These species should be suitable for a hillside location.

#### 9.5.1 INDIGENOUS / LOW WATER USE SPECIES

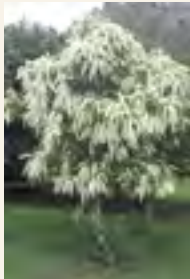


- There are requirements for minimum areas of indigenous low water use species of vegetation that you will commit to in your BASIX certificate.
- This will not be assessed by the D.A.P..

### SUGGESTED PLANT SPECIES - TREES



**ACMENA HEMILAMPRA**  
Blush Satinash  
15m height x 8m spread  
Full sun to partial shade



**BUCKINGHAMIA CELSISSIMA**  
Ivory Curl Tree  
10m height x 6m spread  
Full sun to partial shade



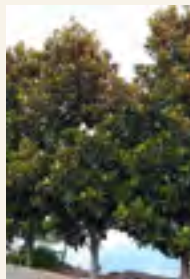
**CUPANIOPSIS ANACARDIOIDES**  
Tuckeroo  
8m height x 8m spread  
Full sun



**ELAEOCARPUS EUMUNDII**  
Smooth Quandong  
10m height x 5m spread  
Full sun



**HARPULLIA PENDULA**  
Australian tulipwood  
7m height x 3m wide  
Full sun



**MAGNOLIA GRANDIFLORA**  
'Little gem' Dwarf Magnolia  
4m height x 2.5m wide  
Full sun to partial shade



**PLUMERIA RUBRA**  
Frangapani  
8m height x 7m wide  
Full sun to partial shade



**RANDIA FITZALANII**  
Native Gardenia  
5m height x 4m wide  
Full sun to partial shade



**WATERHOUSEA FLORIBUNDA**  
Weeping Lilly Pilly  
8m height x 5m spread  
Full sun to partial shade



**XANTHOSTEMON CHRYSANTHUS**  
Golden Penda  
15m height x 3m spread  
Full sun to partial shade



## 9 | Landscape guidelines

### SUGGESTED PLANT SPECIES - LARGE & MEDIUM SHRUBS



**ALPINIA ZERUMBET**  
Shell Ginger  
2m height x 1.5m spread  
Full sun to partial shade



**BANKSIA ROBUR**  
Swamp banksia  
2.5m height x 2m spread  
Full sun to partial shade



**BAECKEA VIRGATA**  
Twiggy heath myrtle  
3m height x 3m spread  
Partial shade



**CORDYLINAE AUSTRALIS**  
**'RED SENSATION'**  
Red Cabbage Tree  
3m height x 2m wide  
Full sun to partial shade



**CORDYLINAE STRICTA**  
Slender Palm Lily  
5m height x 3m spread  
Partial shade



**DRAECAENA DRACO**  
Dragon Tree  
10m height x 6m spread  
Full sun



**GREVILLEA 'HONEY GEM'**  
Grevillea  
4m height x 3m spread  
Full sun



**GREVILLEA 'ROBYN GORDON'**  
Grevillea  
1.5m height x 1.5m spread  
Full sun



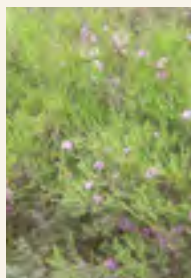
**IXORA CHINENSIS**  
Jungle Flame  
1.2m height x 1m spread  
Full sun to partial shade



**LEPTOSPERMUM**  
**POLYGALIFOLIUM**  
Yellow Tea Tree  
0.8m height x 1.5m spread  
Full sun to partial shade



**MELALEUCA LINARIIFOLIA**  
**'CLARET TOPS'**  
Honey Myrtle  
1.5m height x 1m spread  
Full sun to partial shade



**MELALEUCA THYMIFOLIA**  
Thyme Honey Myrtle  
1.5m height x 3m spread  
Full sun to partial shade

### SUGGESTED PLANT SPECIES

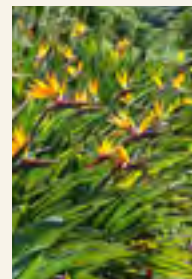
#### - LARGE & MEDIUM SHRUBS (CONT.)



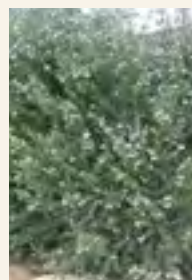
**RHAPHIOLEPIS**  
**'APPLE BLOSSOM'**  
Apple Blossom Hawthorn  
1m height x 1m spread  
Full sun to partial shade



**THRYPTOMENE PAYNEI**  
Payne's thryptomene  
1m height x 1m spread  
Full sun to partial shade



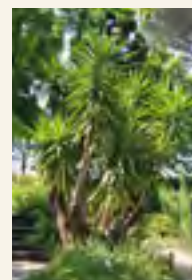
**STRELITZIA REGINAE**  
Bird of Paradise  
1.5m height x 2m spread  
Full sun to partial shade



**WESTRINGIA FRUTICOSA**  
Coastal Rosemary  
2m height x 4m spread  
Full sun to partial shade



**XANTHORRHOEA JOHNSONII**  
Grass tree  
3m height x 1m spread  
Full sun



**YUCCA ELEPHANTIPES**  
Giant/spineless Yucca  
9m height x 3m spread  
Full sun to partial shade

## 9 | Landscape guidelines

### SUGGESTED PLANT SPECIES - SMALL SHRUBS



**AGAVE ATTENUATA**  
Century Plant  
0.8m height x 0.8m spread  
Full sun to partial shade



**BANKSIA SPINULOSA**  
**'BIRTHDAY CANDLES'**  
Dwarf Banksia  
0.6m height x 1.2m spread  
Full sun to partial shade



**CALLISTEMON VIMINALIS**  
**'LITTLE JOHN'**  
Dwarf Bottlebrush  
0.8m height x 1m spread  
Full sun to partial shade



**CASUARINA GLAUCA**  
**'COUSIN IT'**  
Dwarf She Oak  
0.3m height x 1m spread  
Full sun to partial shade



**DARWINIA CITRIODORA**  
Lemon-scented Darwinia  
1.5m height x 1.5m spread  
Full sun to partial shade



**DILLWYNIA RETORTA**  
Eggs and Bacon Pea  
1.5m height x 1m spread  
Partial to full shade



**PHILODENDRON**  
**'ROJO CONGO'**  
Red Philodendron  
0.8m height x 1m spread  
Partial to full shade



**PHILODENDRON 'XANADU'**  
Compact Philodendron  
0.8m height x 0.8m spread  
Full sun to partial shade

### SUGGESTED PLANT SPECIES

#### - GROUNDCOVERS, CLIMBERS, AND TUFTING



**CHRYSOCEPHALUM**  
**APICULATUM**  
Yellow Buttons  
0.6m height x 1m spread  
Full sun



**DIANELLA REVOLUTA**  
Blue Flax Lily  
1m height x 1.5m spread  
Full sun to partial shade



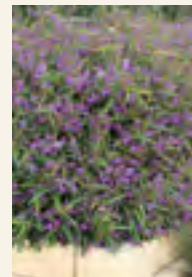
**DIETES GRANDIFLORA**  
Wild Iris  
1.5m height x 1m spread  
Full sun to partial shade



**GREVILLEA 'BRONZE**  
**RAMBLER'**  
Dwarf Grevillea  
0.3m height x 4m spread  
Full sun



**GREVILLEA 'COOROORA**  
**CASCADE'**  
Cooroora Cascade  
0.5m height x 3m spread  
Full sun



**HARDENBERGIA VIOLACEA**  
Native Sarsparilla  
3m height (supported) x 1.5m 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



**LIRIOPE MUSCARI**  
**'EVERGREEN GIANT'**  
Giant Liriope  
0.6m height x 0.5m spread  
Full sun to partial shade



## 9 | Landscape guidelines

### SUGGESTED PLANT SPECIES

#### - GROUNDCOVERS, CLIMBERS, AND TUFTING (CONT.)



**MYOPORUM PARVIFOLIUM**  
Creeping Boobialla  
0.5m height x 2m spread  
Full sun



**PANDOREA JASMINOIDES**  
Bower Climber  
4m height x 4m spread  
Full sun to partial shade



**RHEO DISCOLOUR**  
Dwarf Moses-In-The-Cradle  
0.3m height x 0.5m spread  
Full sun to partial shade



**TRACHELOSPERMUM JASMINOIDES 'TRICOLOUR'**  
Variegated Star Jasmine  
3m height (supported) x 3m spread  
Full sun to partial shade



**VIOLA HEDERACEA**  
Native Violet  
0.2m height x 2m spread  
Partial to full shade



**ZAMIA FURFURACEA**  
Cardboard Palm  
1m height x 1.8m spread  
Full sun to partial shade



## 9 | Landscape 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.
- 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.
- 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 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.

**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 & jetskis.
- 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.

All buildings are still required to comply with Ballina DCP.

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

### 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

- ☐ Porches & balconies are dimensioned, minimum 2.0m 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 and 45-degree setback – as per Ballina Shire DCP.

### BALLINA HEIGHTS DRIVE LOTS

#### - INCLUDING FACING PUBLIC PATH RESERVE

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

### FLOOR SPACE RATIO

- ☐ Calculations clearly indicate compliance with Ballina Shire definitions.

### PRIVATE OPEN SPACE

- ☐ Calculations clearly indicate compliance with Ballina Shire 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

- ☐ Lots 101-103, 129-134 only.
- ☐ Demonstrate compliance with Acoustic Report.

### ENERGY EFFICIENCY

- ☐ BASIX certification is required in NSW.
- ☐ Energy Efficiency Compliance is the responsibility of the owner / builder.

### 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).

## 11 | Submission checklist

### DRIVEWAYS AND CROSSOVERS

- ☐ Crossover is located as per Disclosure Plan, acceptable material selected – refer to standard drawings on plans.
- ☐ 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 is clear of underground storm-water cell or 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.**

- ☐ **Building Line Setbacks** – primary & secondary streets.
- ☐ **Side Boundary Setbacks** – including 45-degree angle shown.
- ☐ **Articulation Zone** – including percentage of area less than 25% shown.
- ☐ **Encroachments** – North & East only.
- ☐ **Encroachments** - max eaves 700mm shown - No Zero Lot Line.
- ☐ **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.
- ☐ 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.
- ☐ Side & rear retaining walls compliance is the responsible of the owner.

### 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.



## 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@banyanhill.com.au](mailto:dap@banyanhill.com.au)

P. 1300 326 197

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



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