



The Ridgeway

BARDEN · RIDGE

Design Guidelines and Design Controls

As summarised in Sutherland Shire Council Development Control Plan (2015)
and the Ridgeway Design Guidelines.



DAHUA GROUP

Design Approval Process

Step 1

Ensure your house design meets the Sutherland Shire Council Development Control Plan (2015) and The Ridgeway Design Guidelines.
Obtain DA approval from Sutherland Shire Council.

Step 2

Submits DA and Design Plans to Strata for approval. Please complete the Design Guidelines Application Form on page 2, signed and returned by email to service@the1888.au

Step 3

Strata Plus will liaise the reviewing of design plans and return approval.

Step 4

Commence construction of your new home and notify Strata Plus by email: service@the1888.au of your construction commence date.

Step 5

Home completed in accordance with approvals and Occupation Certificate issued.

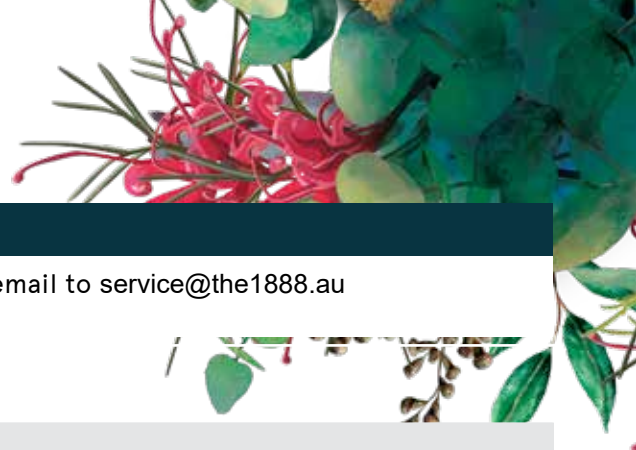
Step 6

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

Step 7

To claim your \$8,000 Compliance Bond – complete the Compliance Bond Release Form (page 3).
Submit to service@the1888.au upon completion of your home and landscaping.





Design Guidelines Application Form

This form and attachments are to be filled, signed and returned by email to service@the1888.au

Owner/Applicant Name

| | |
|-----------------------|--|
| Street Address | |
|-----------------------|--|

Lot and Deposited Plan Number

| | |
|------------------------|--|
| Settlement Date | |
|------------------------|--|

Contact Details

Mobile

Email

| | | |
|--|---------------|----------------|
| Builder Details | Start: | Finish: |
| <p><small>Note: Completion of dwelling within 36 months of settlement and landscaping (including fencing) completed within 6 months of issuing the Certificate of Occupancy of dwelling.</small></p> | | |

Anticipated Building Dates

| | |
|---------------|--|
| Signed | |
|---------------|--|

Date

REQUIRED PLEASE ATTACH

Design Guideline Checklist

Required Plans

- Site Plan at 1:200 scale
- House Plan at 1:100 scale
- Colours and Materials Schedule
- Landscape plan at 1:100 scale

- | | | |
|---|------------------------------|-----------------------------|
| Does the proposed dwelling have a mixture of at least two materials? | <input type="checkbox"/> YES | <input type="checkbox"/> No |
| Does the letter box the architectural theme and colour of the main dwelling? | <input type="checkbox"/> YES | <input type="checkbox"/> No |
| Is the primary dwelling setback 6m from the street? | <input type="checkbox"/> YES | <input type="checkbox"/> No |
| Is the building setback 3m from the secondary frontage (if relevant)? | <input type="checkbox"/> YES | <input type="checkbox"/> No |
| Is the building setback 1.5 from the side setback? | <input type="checkbox"/> YES | <input type="checkbox"/> No |
| Does the front setback contain at least 50% deep soil? | <input type="checkbox"/> YES | <input type="checkbox"/> No |
| Are there at least 2 trees provided on all allotments? | <input type="checkbox"/> YES | <input type="checkbox"/> No |
| Does the lot contain at least 2 indigenous canopy trees that will grow to over 5m height at maturity within 3m on the front boundary? | <input type="checkbox"/> YES | <input type="checkbox"/> No |
| Does the landscaping include at least 36m ² (with a min. dimension of 5m) private open space at or near ground level? 9m ² must be paved? | <input type="checkbox"/> YES | <input type="checkbox"/> No |
| Does the landscaping include 9m ² must of paved private open space? | <input type="checkbox"/> YES | <input type="checkbox"/> No |



Compliance Bond Return Form

This form and attachments are to be filled, signed and returned by email to service@the1888.au

Owner/Applicant Name

| | |
|----------------|--|
| Street Address | |
|----------------|--|

Lot and Deposited Plan Number

| | |
|-----------------|--|
| Settlement Date | |
|-----------------|--|

Certificate of Occupancy Issued

| Contact Details | Mobile | Email |
|-----------------|--------|-------|
| | | |

We confirm completion of our dwelling and associated landscaping is in accordance with the The Ridgeway Design Guidelines and hereby request consideration of our application and return of the Compliance Bond

| | |
|--------|--|
| Signed | |
|--------|--|

Date

Upon receipt of this form and completion of an inspection, assuming compliance with these Guidelines the Compliance Bond will be returned by Electronic Funds Transfer within 50 days to the Bank details provided below

| | |
|--------------|--|
| Account Name | |
|--------------|--|

Account Number

| | |
|------------|--|
| BSB Number | |
|------------|--|

Bank Number

REQUIRED PLEASE ATTACH

- Completion of dwelling within 36 months of settlement and landscaping (including fencing) completed within 6 months of issuing the Certificate of Occupancy of dwelling. Please attach Certificate of Occupancy
- Design Guideline Checklist (if any changes from original design)
- Required Plans (if any changes from original design)
 - Site Plan at 1:200 scale
 - House Plan at 1:100 scale
 - Colours and Materials Schedule
 - Landscape plan at 1:100 scale



Welcome to the Ridgeway.

These design controls have been taken from the Sutherland Shire Council Development Control Plan (2015) and apply to all dwellings to be constructed at The Ridgeway. In no way does compliance with these regulations exempt a structure from compliance with any other authority requirements. The provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Act Regulation 2000 (EP&A Regs), the Building Code of Australia, the Local Government Act 1993 or any relevant State Environmental Planning Policy, apply irrespective of the provisions of this document. Council will also consider all matters listed in Section 4.15 of the EP&A Act prior to determining a development application.

Design Guidelines:

Annexure B - Design Guidelines

- Façades must be constructed of a mixture of at least two materials and must not be 100% face-brick.
- Letterboxes must be in the same architectural theme and colour with the main dwelling. No novelty letterboxes are permitted.
- Fencing on common boundary must be Colourbond in Charcoal Grey, unless otherwise specified in writing by Council.
- All improvements must be constructed in accordance with the relevant Development Control Plan.

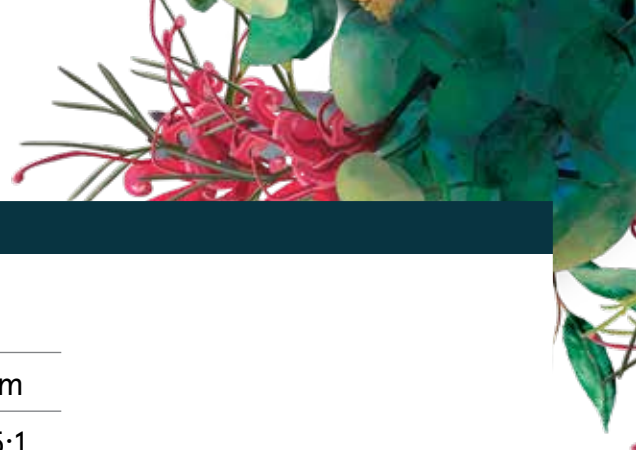
Sutherland Shire Development Control Plan 2015

CHAPTER 2:

B. Dwellings Houses in the E4 Environmental Living

1.2 Streetscape and Building form.

- 1.2.1. Dwelling sited so minimal disturbance to the natural landscape.
- 1.2.2. Take into consideration the bushfire risk.
- 1.2.3. Excluding Greenhills Beach, development limited to two storeys in height (basements not permitted development must be stepped down a steep slope).
- 1.2.4. Despite 3, basement or third storey above NGL permitted where:
 - a) It will not result in adverse visual impacts
 - b) It will not result in a development which is incompatible with existing development and streetscape.
 - c) Design of driveway and basement will achieve a quality landscape settingDesign of driveway and basement does not detract from the presentation of the dwelling to the
- 1.2.5. Except for Greenhills Beach and the Ridgeway Estate Barden Ridge, upper storey development is only permitted on the front of an allotment and may extend to a maximum of 60% of the depth of the site measured from the property boundary.
- 1.2.6. Excluding Greenhills Beach, two storey in the rear portion of the dwelling may be considered subject to the topography, orientation or context of the site.
- 1.2.7. Limit highly reflective materials for roof or wall cladding.
- 1.2.8. Maintain existing view corridors.
- 1.2.9. For dwellings within Greenhills Beach, any third (3rd) storey component of a building is to be no greater than 50% of the total ground floor footprint of a building or 80m² in area, whichever is the least amount.



2.2 Building Setbacks

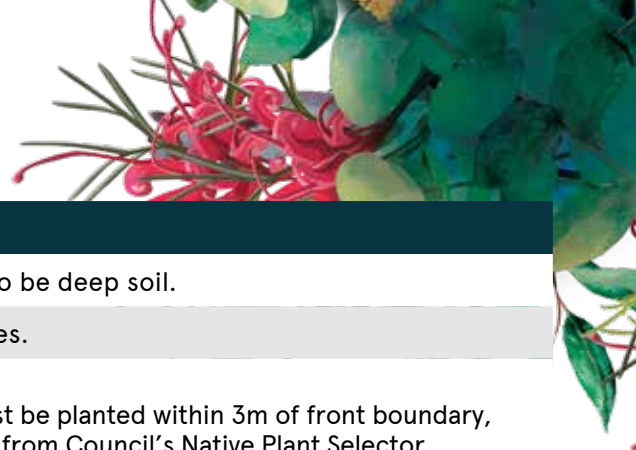
| CLAUSE | REQUIRED |
|----------------------------------|----------------|
| Clause 4.3 – Height of Buildings | Maximum 8.5m |
| Clause 4.4 – Floor Space Ratio | Maximum 0.55:1 |
| Clause 6.14 – Landscape Area | Minimum 40% |

- 2.2.1: Street setback: 6.0m (Ridgeway Estate and Greenhills Beach)
 - 3.0m (Secondary street)
 - 4.0m (Internal lot)
 Side Setback: 1.5m
 Rear Setback: 6m
 4m Internal lot
 8m Upper storey (Ridgeway Estate only)
- 2.2.2. For buildings setback 7.5m or greater, building elements may encroach 1.5m into the front setback for a max. of one third of the area of the façade, forming an articulation zone.

 Built forms included in articulation zone: open structure elements (balconies and hoods), and elements which contribute.
- 2.2.3. Garages to be setback 7.5m. Except for Ridgeway Estate and Greenhills Beach – where garages are to be setback by a min. of 6m.
- 2.2.4. Secondary frontages: 3m min. setback. In the case of corner properties, secondary street frontage is the widest frontage.
- 2.2.5. Side setback may be reduced to 900mm for alts and adds to dwellings that have an existing side setback of 900mm – subject to not impeding emergency access.
- 2.2.6. Second storey exceeding 15m continuous length to be setback a further 500mm from the side. Where proposed setback results in significant overshadowing and/or visual intrusion, the side setback is to be increased.

3.2 Landform

- 3.2.1. Development is to be located so that:
 - a) Clearing of vegetation is avoided.
 - b) A stable building footprint can be established that:
 - I. Does not rely on cut or fill, or any other form of terracing,
 - II. Avoids the location of buildings over slopes greater than 18 degrees or 33%, Uses, a n d where practical, a natural flat area.
- 3.2.2. Max. cut/fill of 1m from existing ground level, except for basements.
- 3.2.3. Cut/fill greater than 1m considered where:
 - a) No feasible solution to excavation is available, and
 - b) there is unlikely to be disruption, or detrimental effects on existing drainage patterns, vegetation, sedimentation and soil stability in the locality, and It will not exacerbate amenity impacts on neighbouring dwellings.
- 3.2.4. Development to be designed and sited within the natural slope of the land.
- 3.2.5. Excavation must not extend beyond the building footprint.
- 3.2.6. NGL surrounding the development and at properties boundaries must be retained or reinstated prior to the completion of works.



4.2 Landscaping

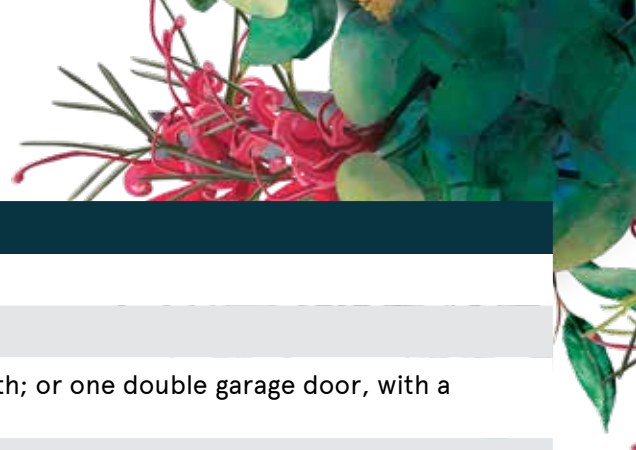
- 4.2.1. Max. 50% hard surfaces within front setback, remaining area to be deep soil.
- 4.2.2. Development should be designed to retain existing canopy trees.
- 4.2.3. Min. 4 trees to be provided on all lots.
Min. 2 indigenous canopy trees of min. 5m height at maturity must be planted within 3m of front boundary, and 2m of rear boundary or foreshore area. Trees to be selected from Council's Native Plant Selector.
- 4.2.4. Landscape design and plant species to reduce potential for invasive plant species escape.
- 4.2.5. Where no continuous powerlines present on side of the road, a min. of one canopy tree that will attain a min height of 6m to be planted at maximum spacing of 7.5m, at a min. distance of 1m from kerb/footpath/fence/retaining wall.

5.2 Building Layout, Private Open Space and Solar Access

- 5.2.1. Orientate new development to maximise natural light (to indoor areas) and reduce need for mechanical heating and cooling.
- 5.2.2. Min. 3 hours direct sunlight between 9am-3pm in midwinter to a living area.
- 5.2.3. Min. 36m² (with a min. dimension of 5m) private open space at or near ground level. 9m² must be paved.
- 5.2.4. Private open space may be located within the front setback. Combination of fencing and hedging is to provide privacy for residents. No high solid fencing. Front fencing in accordance w.Ch.34
- 5.2.5. For the proposed dwelling:
 - a) orientate the area of private open space to take advantage of the northern solar access,
 - b) ensure 10m² of private open space has 3 (4) hours of solar access between 9:00am and 3:00pm at the winter solstice (21 June),
 - c) overshadowing by vegetation should be ignored, overshadowing by fences, roof overhangs and changes in level should be taken into consideration.
- 5.2.6. For the neighbouring dwellings:
 - a) ensure 10m² of private open space has 3 (4) hours of solar access between 9:00am and 3:00pm at the winter solstice (21 June),
 - b) ensure windows of living areas have 3 hours of solar access between 9:00am and 3:00pm at the winter solstice (21 June).
 - c) consideration will be given to reduced solar access where the proposed dwelling is generally compliant with all development standards and controls, and the extent of impact is the result of orientation, site constraints, and or existing built forms.
 - d) overshadowing by vegetation should be ignored, overshadowing by fences, roof overhangs and changes in level should be taken into consideration.

6.2 Visual and Acoustic Privacy

- 6.2.1. Locate, orientate and design new development to ensure visual privacy between buildings, and between buildings and adjacent POS areas.
- 6.2.2. Use building design to increase privacy without compromising access to light and air.
- 6.2.3. Living, dining and kitchen windows with direct outlook to an adjacent property which leads to a loss of amenity, needs to consider the following:
 - a) Offset edge of one window to edge of other window to limit the views into adjacent windows, or
 - b) Provide 1.6m sill height
 - c) Have fixed obscure glazing in any part of the window below 1.6m; or
 - d) Direct outlooks from all living rooms/bedrooms/kitchen/studies towards street, POS on site, public open space and waterways.Where overlooking unavoidable then suitable screening required (louvres, obscured glass).
- 6.2.4. All noise generating equipment must be acoustically screened and designed to protect acoustic privacy of residents and neighbours. The noise level generated by any equipment must not exceed an LAeq (15min) of 5dB(A) above background noise at the property boundary.
- 6.2.5. Development adjacent to a rail corridor or a busy road should be sited and designed to include noise and vibration attenuation measures to minimise noise and vibration impacts.



7.2 Vehicular Access, Parking and Circulation

- 7.2.1. Two parking spaces behind the building line.
- 7.2.2. Tandem spaces permitted.
- 7.2.3. Only two single garage doors, each with a maximum of 3m width; or one double garage door, with a maximum width of 6m, is to face the street.
- 7.2.4. Car parking in accordance with AS 2890. 1-2004.
- 7.2.5. Design and site driveways to accommodate street gully pits and street trees, and maximise the availability of on-street parking.
- 7.2.6. Max. width of driveway is 6m at front boundary.

8.2 Waste Management Requirements

- 8.2.1. Each dwelling must be capable of accommodating:
 - a) 120L garbage bin
 - b) 240L recycling bin
 - 240L green waste bin.
- 8.2.2. The location of waste and recycling facilities must not impact on car parking or landscaping requirements of the development.
- 8.2.3. Developments must be designed so that bins do not need to be wheeled more than 75 metres.
- 8.2.4. The location and design of the waste storage area must not detract from the amenity and character of the streetscape.



The Ridgeway

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CALL 1300 217 394

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