

An aerial photograph of a residential development in a valley. The development features numerous houses with light-colored roofs, arranged in a grid-like pattern. A winding road curves through the center of the development. To the right, there is a large, irregularly shaped lake. The surrounding landscape is a mix of green trees and brownish, cleared land. In the background, there are rolling hills and mountains under a clear blue sky. The overall scene is captured from a high angle, looking down on the valley.

# BINGARA GORGE

**BUILDING AND SITING REQUIREMENTS**

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## INTRODUCTION

Welcome to Bingara Gorge, a neighbourhood where you can relax with ease within your surrounds.

The Building & Siting Requirements provide design direction for your home at Bingara Gorge.

Approval must be obtained for your home from the Design Review Coordinator prior to obtaining other approvals, including Wollondilly Shire Council's development consent.

We look forward to welcoming you to the Bingara Gorge community.

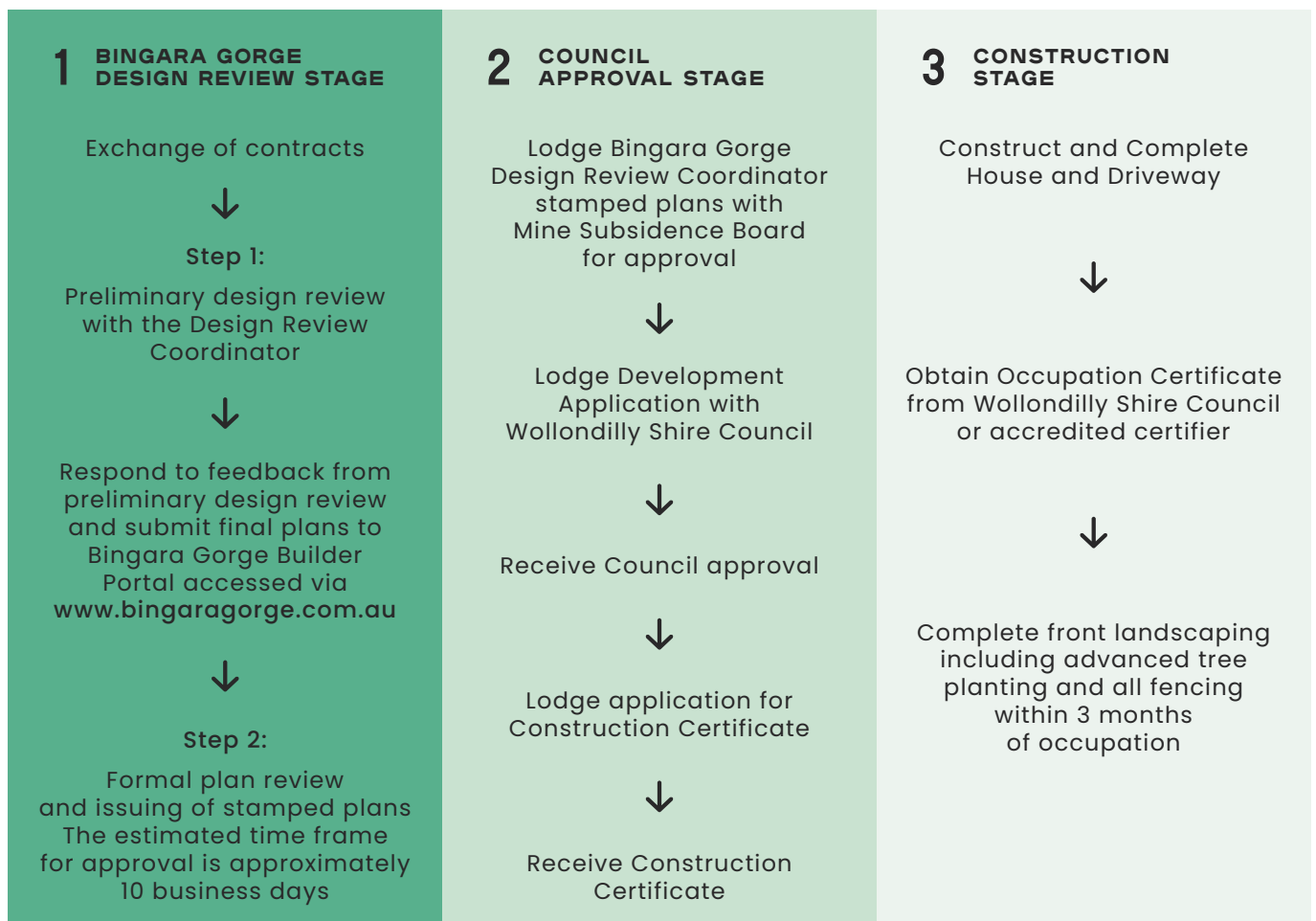
## HOME APPROVAL PROCESS

The Customer Service Team and the Design Review Coordinator will assist you through all steps required in purchasing your property, home design review and final approval.

All home designs including any changes to your house before, during or after construction (renovations or alterations) require review from the Design Review Coordinator.

As part of the review process, an approval will also need to be obtained from the Mine Subsidence Board (MSB) and Wollondilly Shire Council.

## HOME DESIGN AND APPROVAL PROCESS



## KEY CONSIDERATIONS

- Only one home per block is permitted with one granny flat permissible up to 60m<sup>2</sup> in size
- Trees that have been retained within your property and on street verge cannot be removed unless approved by Wollondilly Shire Council and the Design Review Coordinator
- No temporary or relocatable buildings or structures may be erected or located on a block.



Principal Private Open Space, Orientation & Existing vegetation

## YOUR HOME

### Building Character

All home designs in Bingara Gorge are to draw inspiration from the rich architectural heritage of traditional country towns. This will include the use of traditional building forms, high roof pitches, chimneys, generous eave widths, use of verandahs and simple natural colour palettes.

Below are some indicative facade images recommended.



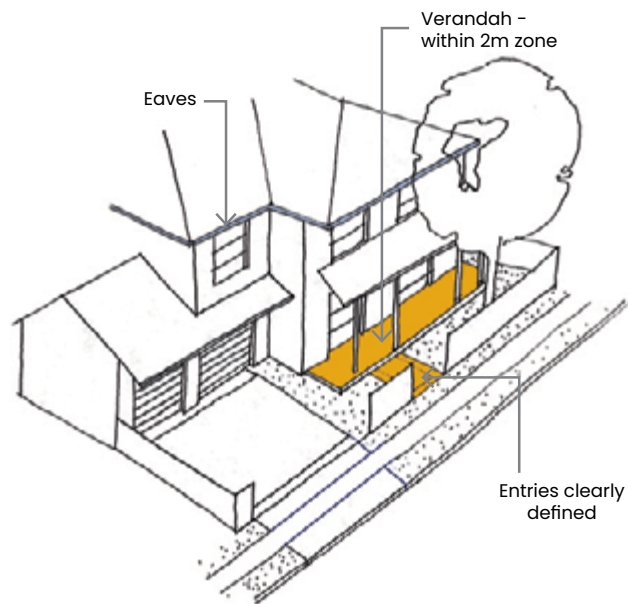
### Design Merit Approval

The Bingara Gorge Design Review Coordinator in conjunction with Bingara Development Pty Ltd may approve home designs that do not meet the prescriptive requirements of the Building and Siting Requirements that their full discretion on a design merit basis.

## Planning and Siting Your Home

The following must be considered when siting your home:

- Homes are to be designed for indoor and outdoor living responding to the orientation of your site
- Minimum 36m<sup>2</sup> of Private Open Space area must be provided (minimum dimension of 4m x 4m principal area of private open space is required directly connected to a living room and with a gradient not exceeding 1 in 15).



## Appearance of Your Home

The following must be addressed in the appearance of your home:

- Entries clearly defined and seen from the street
- Your home design must incorporate a well proportioned architectural feature such as a verandah, portico or pergola fronting the street
- Columns are to be well proportioned and to be a minimum of 150mm or alternatively 2 x 100mm posts
- All sides of the house are to be treated with equal importance. The same quality of materials must be used on all elevations of the house
- All plumbing and ductwork is to be concealed except for downpipes. Duct locations are to be shown internally on plans for all two storey homes
- The same house facade is to repeat no more than one in five houses
- Where the separation between windows to habitable rooms of neighbouring dwellings is less than 9m, privacy measures are to be placed
- Block out security shutters are not permissible on front elevations.

**The front of your home must have features such as entries, pergolas and verandahs**

## Roof Design

Roof style and colours are an important consideration in the design of your new home.

- Roof material to be flat roof tiles or colorbond.
- Hipped and gable roofs must have a minimum pitch of 22 degrees. Lower pitched roofs with wider eaves will be considered on their design merit.
- Eaves must be incorporated into the roof design. The minimum eave width is 450mm on all sides of the home including garage and does not include fascia and gutter.
- Innovate roofs such as flat, skillion, curved and modern barns will be assessed on their design merit by the Bingara Gorge Design Review Coordinator in conjunction with Bingara Development Pty Ltd.
- Dormer windows and skylights are encouraged to provide interest to the roof form and increase natural light and ventilation. Dormer windows should be a maximum of 1.5m in width.
- Sun shading and weather protection must be considered in the overall design of the house, for example pergolas, screens, awnings and louvres.

## BUILDING ENVELOPE PLAN

Building Envelope Plans show how your home must be sited on your property. The area within the setbacks is the area in which you can build your home and is called the building zone. The setbacks are aimed at protecting amenity between neighbours whilst providing flexibility for planning your home.

## HEIGHT LIMITS AND FLOOR LEVELS

The height limits provide consistency and reduce overshadowing and impact on adjoining properties.

- Homes are to be a maximum of two storeys
- Two-storey homes are to have a maximum external wall height to underside of eaves of 7.2m and a maximum total building height to the ridge of 9.5m
- Cut and fill and retaining walls or external landscaped walls along the boundary must not be greater than 1m in height (500mm for each neighbour)
- Retaining walls on the front boundary must be incorporated into the fencing base and be a maximum height of 500m
- Retaining walls within your front setback or forward of the home must be constructed of sandstone or masonry to match the dwelling. Plain concrete block, concrete sleepers and timber retaining walls are not permitted.

## GARAGES AND DRIVEWAYS

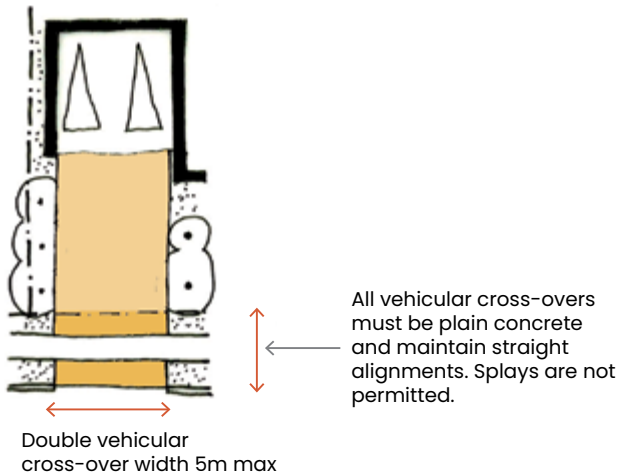
Attractive streetscapes are created by reducing the impact of garages and driveways along streets. Specific requirements include:

### Garages

- A minimum of two off-street parking spaces with at least one enclosed garage space is to be provided on each block
- Minimum setback to the garage is 5.5m and 1m behind the main building line. Garage locations are shown on the Building Envelope Plan
- Garage doors are to be panel lift or panel glide style.

### Driveways

- Location of vehicular cross-overs to the street is shown on the Building Envelope Plan. If not shown, the house should be oriented to maximise the opportunities for solar access
- Driveways must abut footpaths so the footpath is continuous and not interrupted by driveways
- Driveways must be constructed from either paving, crushed gravel with paved edging, coloured concrete, exposed aggregate or plain concrete broom finished. Stencilled or stamped concrete in a paver pattern is permitted
- The driveway must be a minimum of 1m away from the side boundary to accommodate screen planting or turf
- Vehicular cross-overs to the street shall be a maximum of 5m in width
- The pedestrian and vehicular cross-overs from boundary to street must be constructed from plain concrete.



## EXTERNAL MATERIALS AND COLOUR

Materials and colours contribute to the character of a house and differentiate it from other homes within its neighbourhood. A mix of building materials creates visual interest. It is strongly encouraged that at least two of the materials listed below be incorporated into your home design.

### MATERIALS

#### Masonry

- Rendered or painted brickwork
- Face Brickwork - monochromatic (single colour) with a smooth face. See the Designing Your Home manual
- Stone.

#### Lightweight

- Timber or fibre cement weatherboards.
- Pre-finished metal sheeting
- Painted fibre cement sheeting may be used in gable ends and roof structures, with texture coat paint finishes
- Other materials may be used on their design merit

### Colours

- Natural earthy toned colours that will suit the natural environment of Bingara Gorge, such as off-whites, browns, greens, creams and greys, are permitted as the main colour for walls, garage doors and other major surfaces
- Accent materials such as fascias, gutters, window trims, front doors, balustrades and handrails should be complementary colour to the house. The colour of gutters should match the roof tile for a cleaner architectural result and downpipes should match.



## CORNER LOTS

Corner lots can be seen from two streets and are to be designed to have attractive elevations to both streets. The following applies to the design of corner homes:

- The entry to a home can be positioned on either street frontage
- Your Building Envelope Plan indicates the extent to which the detail and quality of the front elevation is to wrap onto the secondary street elevation. This is referred to as corner façade treatment
- The elevation of the secondary street frontage must provide an interesting residential façade that supports a high quality streetscape for the extent of corner façade treatment
- Front fence are to continue the full length of the boundary. Alternatively front fence can wrap around up to the extent of the corner facade treatment required shown on your Building Envelope Plan and dressed hardwood fence continued at 1.8m height with appropriate accents or concealed with hedging.

## Golf Course Fronting Lots

Lots fronting the golf course need additional consideration in their design. These homes are to be designed to have attractive elevations to both street and golf course sides. The following applies to golf course fronting homes:

- Homes must position their main entry on the street frontage
- Dwellings must be orientated and designed to address the surrounding golf course and vistas with an aspect of outdoor living (e.g. verandah, alfresco areas, etc)
- Elevations fronting the golf course must have a balcony, portico or verandah. These must have a minimum depth of 1.5m and minimum width of 60% of that frontage
- All sides of your home must be treated with equal importance; materials used on the front of your home must be incorporated into the facade addressing the golf course

- The landscape provided in the garden on golf frontage are to have the same quality and finishes as the front
- A principal private open space may be located in your front or rear setback if privacy is achieved. Privacy can be addressed through hedging, landscaping and concealed fencing or by incorporating a courtyard into the design of your home
- Service areas and ancillary structures must be screened from view from street and golf course with either planting or timber slat screens. Increased storage is encouraged in your home design to avoid the need for garden sheds and promote useful private open space areas.

## FENCING

Appropriate use of fencing will serve to delineate space between the private and public areas, between properties and provide privacy to front and rear gardens.

If fencing is provided by the developer, it must not be altered without prior approval from the Bingara Gorge Design Review Coordinator. It is the responsibility of the owners to maintain the fence.

### Front Fencing, Fencing for Dual Frontage Homes and Corner Lot Fencing (All Fence Visible from Street)

It is mandatory for you to provide front fencing to your property. The types of fences permitted are shown adjacent. Please check your Building Envelope Plan for any specific requirements for your lot.

Acceptable front fencing styles are:

- Picket fencing at 900mm height. Refer to Type A diagram
- Metal palisades fence at 900mm height. Refer to Type B diagram.
- Dence hedging can be planted in lieu of front fencing

Fencing can be accented with masonry, sandstone or timber posts. Timber posts are to be maximum width and depth of 200mm and height of 1.2m.



All timber picket fencing must be painted, stained or oiled in white, cream or light grey colour to reinforce the countrytown feel of Bingara Gorge. The return of the front fence along the side boundary is to continue 1m behind the adjacent front wall of the house.

### Golf Fencing

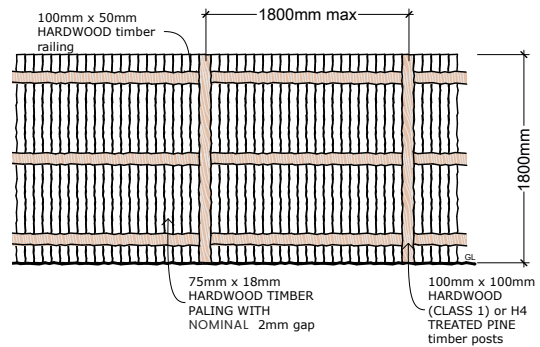
It is mandatory for all lots that have a shared boundary with the golf course to provide golf frontage fencing for the length of the shared boundary with the golf course.

Golf frontage fencing is 1.5m high Flat Top Pool Style Metal Palisade Fence, powder coated black. Refer to Type D diagram. our building envelope plan notes where golf fencing is required.

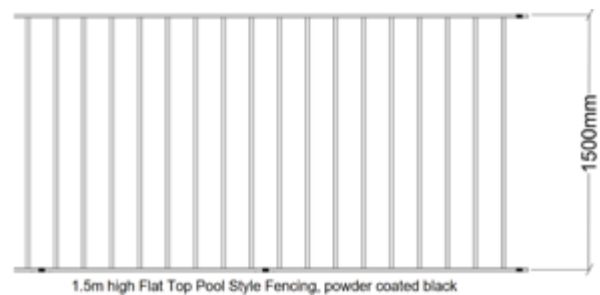
### Spine Road Fencing

It is mandatory for all lots that have a frontage to a designated spine road to provide spine road fencing for the length of the boundary that fronts the spine road.

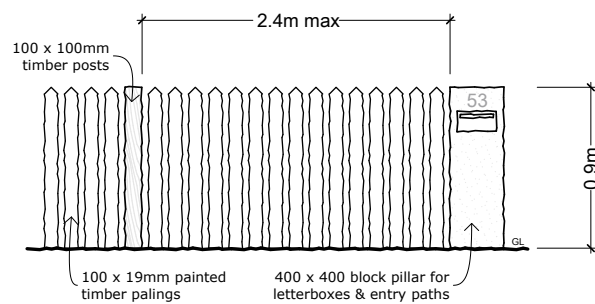
Spine road fencing is 1.2m high post and rail timber fence. Refer to Type E diagram. Your building envelope plan notes where spine road fencing is required.



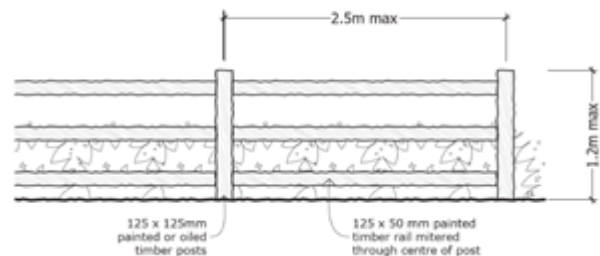
Type C - Timber internal side and rear fence



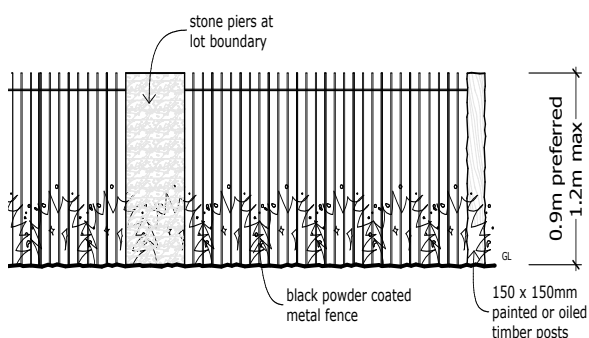
Type D - Golf fence



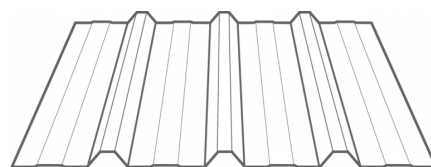
Type A - Picket front fence



Type E - Spine road fence



Type B - Metal palisades front fence



Type F - Fairways North & Ridgeline 6D & 7A - Boundary Fencing

Non-combustible (metal) boundary fencing is required in Fairways North Stages 8 & 9 and Ridgeline Stages 6D & 7A. Colour to be Ironstone or similar.

## YOUR GARDEN

The character of Bingara Gorge will build upon natural attributes to create a unique country garden community setting. To assist you with the landscape of your garden, please refer to the Designing Your Garden manual for ideas on landscape elements.

## GARDEN DESIGN

### Soft Landscape

Soft landscape elements include trees, shrubs, groundcovers, mulches and turf. To achieve a successful landscape setting for your home the following are required:

- Three trees, which will attain a mature height of greater than 6m, are to be planted by the resident. A minimum of one of these trees is to be planted within the front garden area. Two of these trees are to be of a minimum container size of 100 litres when planted and one of these must be in the front garden.

In addition to this, the majority of the remaining open space of your property, outside of the house footprint, driveway, garage and pool should be soft landscaped, with a balance between turf and planting beds.

### Landscape Plan

A landscape plan is required to be prepared and to be submitted to the Bingara Gorge in order to obtain final design endorsement. The plan must be drawn to a scale by a person with Landscape design or horticultural qualifications or similar (such qualifications must be endorsed on the plans).

The landscape plan is to detail:

- Location of individual tree canopies and stands of trees on or within 20 metres of the property boundary
- Location of proposed trees to front and rear gardens including quantity, size and species
- Turf and garden areas
- Retaining walls including location, heights and materials

- Paths and hard paving areas
- Letterbox
- Existing services
- All plant species, locations and pot sizes.

## ANCILLARY STRUCTURES

Ancillary structures refer to any additional structures or elements you may wish to add to your home, for example satellite dishes, clothes lines, air conditioners, etc.

- All ancillary structures must be kept to the rear half of your property, screened from public view and not located in your principal private open space
- TV antennas are not required as free to air TV can be provided through fibre optic infrastructure. Should you wish to have a TV antenna, it must be located to the rear of your house, below the ridgeline. Satellite dishes and air conditioners must be located to the rear of your house, below the ridgeline.

### Swimming Pools

- Swimming pools and associated pumps and filters must be screened from view from neighbouring homes and public open space
- An underground water storage tank must be placed to capture pool overflow
- Swimming pool fencing must comply with relevant Australian Standards and Building Codes of Australia.

### Letterbox

- Letterboxes must use materials and colours consistent with the house. Letterboxes are not to be greater than 1200mm in height. Temporary or makeshift letterboxes are not permitted

### Chimneys

- Chimneys are encouraged to be constructed of stone, cladding or masonry and consistent with the house
- Chimneys should not exceed the maximum height of the roofline by 1 metre.

## Sheds

- Garden and storage sheds 12m<sup>2</sup> and less must be located 900mm off the boundary and will not require approval from the Bingara Gorge Design Coordinator
- Prefabricated metal sheds over 12m<sup>2</sup> must be located within the building zone the roof and wall materials must be similar to the main dwelling.

## Signage

- Signage for home business must be submitted for approval. All other signs other than real estate signs, builders' signs and development signage are prohibited.

## DESIGNING FOR YOUR ENVIRONMENT

### BASIX

BASIX is a NSW Government initiative aimed at ensuring homes are not overly reliant on artificial heating and cooling, minimise water usage and increase overall efficiency and sustainability. As part of the Bingara Gorge community, we have a commitment to improving the quality and comfort of your home and striving for greater savings in energy and water usage.

To improve the environmental performance of your home, BASIX certification achieving minimum Energy Score of 50 must be obtained by your home designer prior to the final design review by the Bingara Gorge Design Review Coordinator.

Further information on BASIX can be found at: [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

### Sydney Water

As part of its sustainable development plan, all lots within Bingara Gorge are connected to the Wilton Recycled Water Treatment Scheme (owned and operated by Sydney Water). The Wilton Recycled Water (WRW) Plant treats wastewater from residential, retail and commercial lots to a high standard and provides recycled water for toilet flushing, garden and golf course irrigation

in return. You should ensure your builder connects your garden irrigation and toilets to the lilac recycled water network, and provides both a recycled water and potable water tap in your garden.

It is mandatory to connect your laundry to the recycled water network.

As stormwater is harvested from the site for reuse in golf course and greenspace irrigation, rainwater tanks are not permitted.

When your builder is ready to connect to the sewer or recycled water main, they should contact Sydney Water to apply for connection and pay the associated connection fee. Service and usage fees apply once the property is connected.

### Home Alarm System

The Community Title Scheme fees at Bingara Gorge include 24/7 back-to-base monitoring of a house alarm, with deployment of the onsite security guard to investigate any alarm activations.

Home owners who elect to install a Security System are able to have their home connected to the Bingara Gorge back-to-base system.

We recommend that you install an alarm system so that you can utilise this service, please contact the Community Managers for more information.

## Mines Subsidence Board Requirements

Bingara Gorge, like much of south west Sydney, is in a designated Mine Subsidence area. As such, the Mine Subsidence Board (MSB) must approve your plans prior to lodgement with Wollondilly Shire Council.

## Asset Protection Zones

An Asset Protection Zone (APZ) is an area between your home and bushland where the vegetation is maintained at a level that will not encourage or aid a bushfire. The APZ serves as a buffer and enables fire fighters and home owners to fight a bushfire. Your home cannot be constructed within the APZ and specific construction standards apply to homes constructed adjacent an APZ dependent on the proximity to the bushland.

Garages, sheds and the like may be considered materials within the APZ provided that they are separated from your home by a minimum 10 metres or comply with the same construction standards as your home. Fences, retaining walls and in-ground swimming pools may be constructed of non-combustible materials within the APZ. Above ground swimming pools may be constructed within the APZ but must not be constructed directly adjacent your home.

If your lot is affected by an Asset Protection Zone, you should discuss this with your builder and the Bingara Gorge Design Coordinator.

## PROPERTY MAINTENANCE

As a purchaser at Bingara Gorge you are required to adopt the following site management practices. These requirements will help maintain a clean and safe environment.

- Your property is required to be kept clear of excessive weeds and rubbish. Rubbish and builder's waste is to be stored in an enclosed bin
- All site deliveries must be stored within the property boundary at all times. The nature-strip, footpaths, roadways, neighbouring properties and public areas must be kept clear
- Any damage to street trees, tree guards or footpaths.

## DOCUMENT CHECKLIST FOR HOME APPLICATION

Please provide the Bingara Gorge Design Review Coordinator with the following documentation in order to fully review and endorse the design.

- Site plan showing existing contours, position of your home with setbacks dimensioned and proposed levels of your home
- Floor plans showing the home layout including, dimensions and uses of each room
- Roof plan
- Shadow diagrams
- House section showing existing and proposed ground levels, proposed floor levels, overall building height, pitch of roof and eaves dimension
- Elevations of front, rear and sides of the proposed home with proposed/ existing levels, and notating materials
- Graphic board of proposed external materials and colours on all elevations (all external wall, roof, garage door, pedestrian path and driveway) including the manufacturer's name
- Basix Certificate satisfying minimum Energy Score of 50
- Landscape plan showing proposed house, fencing, existing and proposed trees, planting, driveway, pathways, retaining walls, decks, paved areas, spot levels and ancillary structures including pools, clothes lines, etc. Please refer to the Designing Your Garden manual for a detailed list of requirements
- Completed Bingara Gorge House Design Checklist.

## SUBMITTING PLANS TO THE BINGARA GORGE DESIGN COORDINATOR

Your builder is able to submit plans for review at [portal.beveridgewilliams.com.au](http://portal.beveridgewilliams.com.au).

# BINGARA GORGE HOUSE DESIGN CHECKLIST

Builder \_\_\_\_\_

House Type \_\_\_\_\_

Lot Number \_\_\_\_\_

Stage Number \_\_\_\_\_

Bingara Gorge Building and Siting Requirements	Yes	No	N/A
<b>Site Planning</b>			
House is located within Building Envelope Area			
Minimum Private Open Space area of 4m x 4m and area of 36m <sup>2</sup> No retaining/terrace			
Indoor and Outdoor living are achieved (direct access to Outdoor living area from Internal living			
Corner Lot, corner facade treatment is achieved according to Building Envelope Plan			
<b>Floorplan</b>			
Dimensions comply with MSB 30x18m			
Home design responds to the slope of the block and cut & fill are minimised			
First Double car spaces are 1m behind the main enclosed building line, any additional garage require additional 1m min			
<b>All Elevations</b>			
Non decorative interpretation of country home			
Front elevation features such as, porches, pergolas, verandahs screens, etc.			
All sides of home treated with equal importance with consistent materials and colour used			
Roof are minimum of 22 degrees pitch or meet BSR design requirements.			
Eaves on all sides of the Home are minimum of 450mm			
Plumbing are concealed			
For Double-storey home, all habitable room within 4.5m side boundary and 9m rear boundary have privacy measures			
<b>Materials</b>			
Minimum use of 2 materials to facades including masonry. Face bricks are monochromatic and smooth-faced brick			
Roof material is Low Profile (flat) tiles or Prefinished metal			

<b>Driveways</b>			
Minimum a Pedestrian and Vehicular cross-overs are constructed of plain concrete			
Separate car and pedestrian path are provided			
500mm screen planting are placed between pedestrian path and driveway			
<b>Landscaping</b>			
Landscape plan satisfying Bingara Gorge Landscape Plan Checklist with necessary labels, levels and dimension			
Minimum of 3 trees which will attain a mature height of greater than 6m, one of these to be in front garden and two of these to be of a minimum size of 100 litres at time of planting			
Retaining walls within the front setback or forward of the home is constructed of sandstone or masonry to match the house			
<b>Fencing</b>			
Front Fence 900mm high simple pointed or square topped picket fence painted in a light colour			
Side and Rear Boundary Fence 1.8m high dressed timber palings finished 1m behind adjacent building facade, cannot be capped			
Corner lots (check BEP) Front fencing provided on both frontage			
<b>Ancillary Structures</b>			
Not in Private Open Space Sheds 900mm off boundary, <12sqm in size			
Garbage bin located screened from view			
<b>Sustainability</b>			
Energy Score of 50 or over in BASIX			
Laundry, Toilets & Irrigation connected to Recycled Water			

As the OWNER / BUILDER / AGENT (please circle).  
I confirm the above information is correct and drawings are submitted in accordance.

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Your house design review and landscape plans will be reviewed by the Bingara Gorge Design Review Coordinator within 1 week of submission. If your plans do not comply with the Bingara Gorge Building and Siting Requirements the Design Review Coordinator will contact you to provide advice for design improvement. The Design Coordinator is not the 'consent authority' for any plans and apart from general advice and guidance is not able to assess whether submissions satisfy Wollondilly Shire Council or any other requirements from authorities. Council's requirements for DA and other legislative controls must be carefully considered prior to lodging plans for approval.





**BINGARA GORGE**

**METRO**

1800 647 155

[www.bingaragorge.com.au](http://www.bingaragorge.com.au)

Customer Service

Monday – Friday: 9.00am – 5.00pm

Saturday & Sunday: 10.00am – 5.00pm