

## **BUILDING AND LAND REQUIREMENTS**

### **Bushfire Requirements**

#### Building Standards

All lots in Stage 1 will be required to build to the Bushfire Construction Standard BAL 29 for future dwellings. A summary of the Construction Requirements for BAL 29 is detailed in the below link

[AS-3959-2009-BAL-summary.pdf \(ulh.com.au\)](#)

#### Asset Protection Zone Management

Please refer to section 4.1.3 and Appendix 5 of the NSW Rural Fire Service document "Planning for Bushfire Protection 2006"

[Complete-Planning-for-Bush-Fire-Protection-2006.pdf \(nsw.gov.au\)](#)

### **Council Building Requirements for Environmental Living – C4 Zoning**

#### Restrictions on Title

1. Colour selections must be in "muted bushland tones"
2. Colour selection and materials must have "low reflective qualities"
3. Any fencing must be post and wire, timber post and rail or palisade fencing finished in dark green, mid to dark brown or grey colours.
4. Any driveway constructed must be finished in dark earth tones.

#### Wollongong DCP 2009 Development Controls

Please refer to chapter B6 Part II for development controls

[Microsoft Word - Chapter B6 - Development in the Illawarra Escarpment.doc \(nsw.gov.au\)](#)