THE
RANGE
AT REDGUM RIDGE

**Zoning:** Environmental Living – C4

**F.S.R:** 0.3:1 (Based on the total lot area)

## 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.
5. Building is restricted to single storey or split-level design on Lots 503, 601, 602, 603 and 604.
6. Lots 503, 601 and 604 will require a water connection from the main to a private tank and pump.

## Development Controls (Wollongong DCP 2009 11.5.2)

1. The gross floor area of any first floor of a two-storey dwelling-house should not exceed 70% of the gross floor area of the ground floor, in order to reduce the potential bulk of a dwelling-house.
2. For any sloping site with a gradient of 10% (6 degrees) or more, the dwelling-house shall be split level or of a raised timber floor construction, rather than a slab on ground construction.
3. Large dwellings (e.g. greater than 150m2 on one floor) are to be split level or have their bulk broken down into two or more pavilion forms to lessen their scale and obtrusiveness.
4. A variety of roof forms (except flat roof designs), setbacks of upper floors, split floor levels, balconies, verandahs and/or eave overhangs shall be utilised to minimise building bulk.
5. Facades are to have a variety of light and shade provided by balconies, balustrades, awnings, screens, pergolas, decks and eaves.
6. Any proposed solar energy collector panels are to be positioned to minimise any potential visual impact from reflectivity of the panels from key sight line locations in the specific escarpment precinct.

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# 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)

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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)