



# Building Controls & Guidelines

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Hampton Court

By the award-winning  
Harrington  Estates

## **Catherine Park Estate**

An estate with a difference,  
whichever way you look.





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## WELCOME TO CATHERINE PARK ESTATE

Welcome to Catherine Park Estate. These building guidelines form part of Harrington Estates' commitment to creating a community that is a great place to live, both now and well into the future.

At Catherine Park Estate, homeowners are able to choose from a mix of completed homes that are ready to move into, as well as traditional homesites that offer you the freedom to create your own home.

All traditional homesites sold in Catherine Park Estate will have at least a 12.5 metre frontage, which allows all homeowners to include a full size double garage in the design of their home. To ensure attractive streetscapes are achieved throughout the estate, all homes built on traditional homesites are to comply with these building guidelines.

On all homesites that have a frontage of less than 12.5 metres, Catherine Park Estate will be delivering a variety of completed homes and terraces. This innovative approach will ensure a high standard of quality is maintained throughout the estate. These completed homes delivered by Catherine Park Estate have been designed to comply with the objectives of these guidelines.





## YOUR HOME AT CATHERINE PARK ESTATE

Catherine Park Estate has been meticulously planned to create a beautiful place that is removed from the hustle and bustle, yet provides all the convenience of a well-connected community. Now you can turn your attention to maximising the enjoyment of your home with a design that suits your family's needs and desires.

Harrington Estates, the developer of Catherine Park Estate, is fully committed to creating a great community that is quite simply a wonderful place to live. As part of this commitment, these building guidelines have been carefully compiled to ensure Catherine Park will continue to be a beautiful place to live for years to come.

We understand that your family home is one of the greatest personal investments that you will make in your life. These building guidelines have been designed to enhance and protect the value of your home in Catherine Park Estate. It is important that you discuss these with your homebuilder or architect during the early stages of planning the design of your home.

All homes are required to comply with the provisions of these guidelines and home designs are required to be submitted to Harrington Estates for approval prior to construction.

These building guidelines detail the mandatory building controls that apply to homes within Catherine Park Estate, as well as providing valuable information to assist in the design of your home. The objective of these guidelines is to ensure attractive streetscapes are achieved throughout the estate by encouraging homes that are complementary to their surroundings, whilst also allowing a wide range of personal choice.

Suggestions on the form, scale and siting of your home are included, along with a range of options in materials and colours intended to guide your choices whilst encouraging you to express your unique tastes and preferences.

## 1.0 THE BUILDING PROCESS

At Harrington Estates, we understand that the process of purchasing a new homesite and building your home can be daunting. The guide below is intended to assist you with the progression of your new home within Catherine Park Estate. The four steps include:



Figure 1.1. The Purchase Process

### 1.1 PURCHASE YOUR HOMESITE

Selecting your homesite is an important decision, and should be given due consideration. To assist you in making an informed decision, our experienced sales staff are on hand to guide you through the process of selecting and purchasing your new homesite.

### 1.2 SELECT A BUILDER AND HOME DESIGN

Once you have purchased your homesite, it is then time to select your new home. The first step is to work with your selected builder and/or architect on the design of your home and landscaping. It is important to refer to these guidelines along the way to ensure that your design meets the requirements of Harrington Estates, and to pick up useful tips that can assist you in personalising the design of your home.

These guidelines have been produced to ensure a high standard of quality is maintained across all homes in the estate, ensuring your street is a beautiful place to live both now and in the years to come.



### 1.3 OBTAIN DESIGN APPROVAL

A full set of building plans for your home, prepared by your home builder or architect, must then be submitted to Harrington Estates who will assess the plans for compliance with these guidelines. Once approved by Harrington Estates, the plans then need to be submitted to Camden Council (or an accredited certifier) for assessment of compliance with Council's building requirements.

**When submitting your set of building plans to Harrington Estates, please use the checklist provided on page 37 (Appendix B) to ensure you have included all of the relevant documents.**

Required information includes:

- Physical characteristics of the homesite such as slope, drainage, levels and services
- Site context such as views and orientation
- Dimensions and areas of the proposed home
- All homesite boundaries
- Side gates
- External colours
- Setbacks to all boundaries
- Original and proposed finished ground levels
- North point
- Driveways, parking areas and all paved areas
- The location, extent and details of construction materials for all fences, including colours

- Details of all landscaping showing the extent of all soft and hard landscaping, along with details of materials and plant types
- Dimensions of private open space areas
- A floor plan for each storey
- An elevation for each side of the home
- Details on the materials and colour of all external building materials
- BASIX certificate
- Acknowledgement that the home must be smart wired in accordance with the standards outlined by the National Broadband Network must be shown on all plans

Harrington Estates will endeavour to assess your plans within 14 working days from when they are submitted.

In developing these building guidelines, Harrington Estates is aware that occasionally some home designs will satisfy the objectives of good design whilst not strictly complying with the guidelines. In recognition of this, Harrington Estates reserves the right to modify the guidelines for a particular home. It is anticipated that this would be a rare occurrence, and then only with the agreement of Camden Council and, if appropriate, the adjoining and nearby residents.

Conversely, if appropriate, Harrington Estates reserves the right to refuse a design that, in their opinion, is of poor design and does not satisfy the objectives, even though it may comply with all the guidelines.





## 1.4 BUILD YOUR HOME

With your plans approved by Harrington Estates and your certifying authority, you are now ready to start building your home.

Harrington Estates encourages the timely completion of homes in order to assist in creating attractive streetscapes. As such, the following time limits apply to the construction of your home:

- Construction is to commence within 12 months of settlement
- Construction is to be completed within 18 months of settlement
- Construction of the driveway is to be completed prior to the home being occupied
- The front landscaping is to be completed within 3 months of the home being occupied

## 2.0 BUILDING CONTROLS

Home owners are encouraged to express their individual tastes and preferences in the design of their home. The objective of these building guidelines is to ensure the following design characteristics are delivered in the estate:

1. Façades that are attractive, with articulation to provide interest
2. Façades that are welcoming to assist in creating attractive streetscapes
3. Rooflines that are aesthetically pleasing and incorporate eaves
4. Streetscapes that are not dominated by garages
5. The use of appropriate colours that complement the surrounding neighbourhood and natural setting

### 2.1 SITE PLANNING

It is very important to consider the siting of your home on your homesite. Well thought out siting will enhance the use and enjoyment of your home by taking into account the physical characteristics of your homesite. It will also help to protect your views and privacy whilst maximising solar access.

You should discuss the siting of your home with your builder and/or architect. You are also welcome to obtain information and advice from Harrington Estates.

## 2.2 HOME FLOOR AREA AND SITE COVERAGE

All homes built in Catherine Park Estate are to have a minimum total floor area of 220m<sup>2</sup>. This area includes the garage, but does not include open verandahs or patios.

A reduction of up to 40m<sup>2</sup> will be permitted providing that the architectural merit and streetscape appeal are considered to be satisfactory and that the following minimum width is met:

- a. The width of the dwelling at the building line is to be at least the width of the homesite minus 2 metres.

## 2.3 ARTICULATION

In order to achieve attractive streetscapes, it is important that all homes are designed to present welcoming façades to the fronting streets. Homes need to address the street, and in the case of corner homesites, both streets will need to be addressed.

Homes cannot have a form that is bulky and uninteresting. Interesting building form is to be provided by the use of articulation of the roof, and the use of architectural details such as verandahs, canopies, balconies, porches and chimneys. Individual building elements such as entry porticos, verandahs and balconies must have suitable proportions.

The elevations of your home that face a street or public reserve must incorporate at least three of the following design features:

- a. Entry feature or portico
- b. Awnings or other architectural features over windows
- c. Balcony or window box treatment to any first floor element
- d. Recessing or projecting architectural elements
- e. Open verandahs
- f. Bay windows or similar features
- g. Balcony or similar features above garage doors
- h. Gable end roof

Street elevations must present articulated roofing and an interesting, articulated façade. Please refer to Figures 2.1 and 2.2 for examples.



Figure 2.1. Examples of unsatisfactory façades

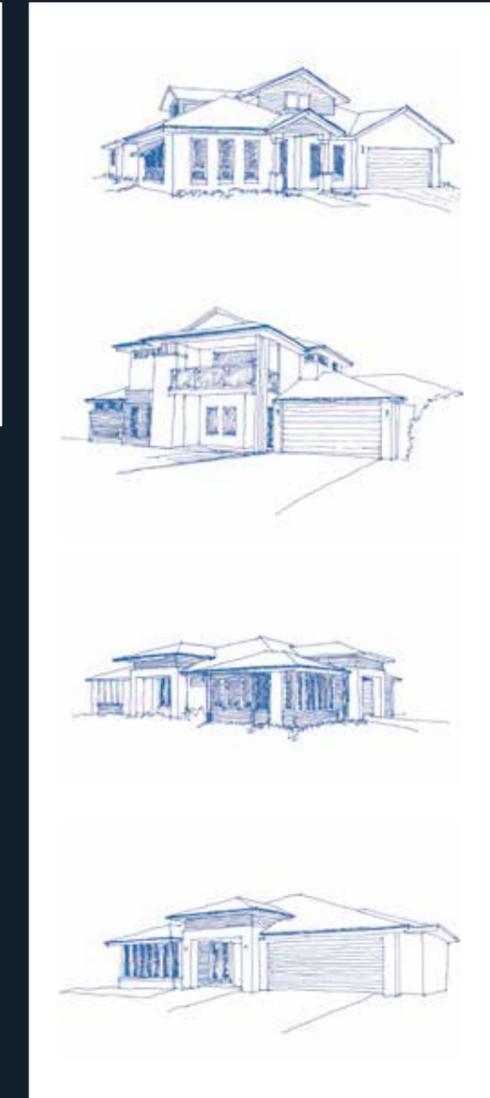


Figure 2.2. Examples of satisfactory façades

- Garages are to be set back in accordance with the requirements of *Section 2.4 Setbacks* and *2.7 Garages*
- Part of the front façade must be set back a minimum of 900mm from the remainder of the façade (excluding the garage). This results in a staggered or articulated façade. Recessed or protruding entry alcoves, central to the front building façade and containing the front door, do not satisfy this requirement alone. Refer to Figures 2.3 and 2.4 for detail
- Corner homesites are to have no straight section of the sidewall facing a street longer than 9m or shorter than 2.5m. Walls longer than 9m are to have a 'step' of at least 900mm between the sections

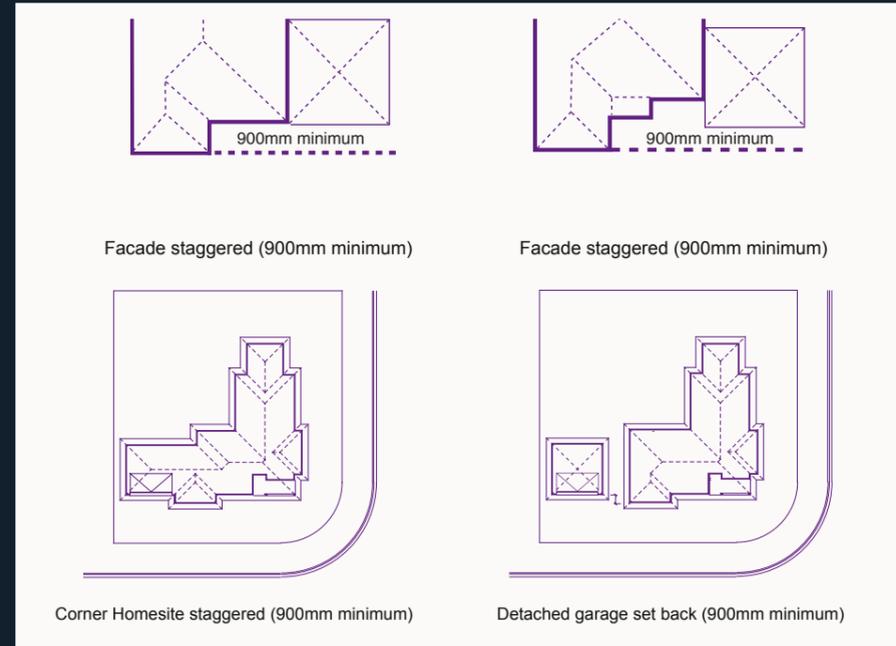


Figure 2.3. Façades – acceptable

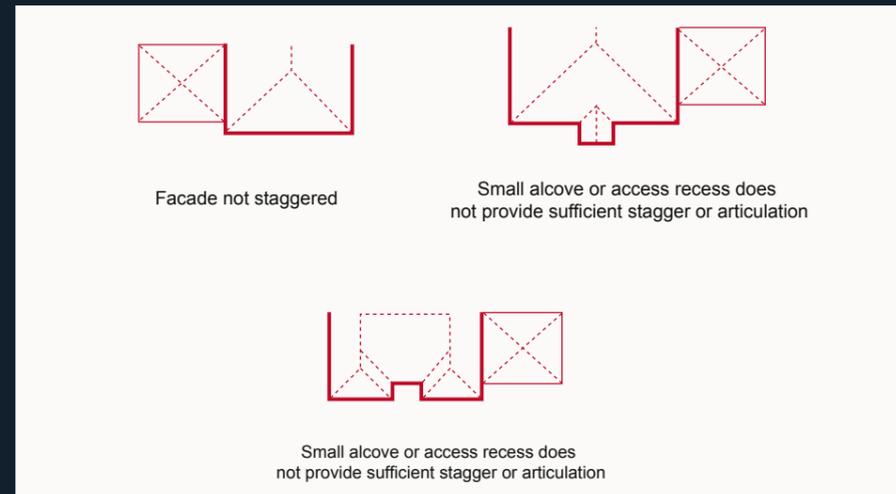


Figure 2.4. Façades – unacceptable

## 2.4 SETBACKS

All homes and associated structures are to be set back from the homesite boundaries in accordance with the requirements of this section. Please note that separate structures, such as garden sheds larger than 10m<sup>2</sup>, must also comply with these setback requirements.

### Front Setbacks

Front setbacks apply to front boundaries between the homesites and the adjacent road(s). Typically, homesites have one front boundary. Corner homesites generally have two front boundaries and setback requirements will apply to both of these boundaries.

The front setback for a home is measured from the boundary to the front external wall closest to the boundary, known as the building facade line. The articulation zone refers to area in front of the building façade line and generally accommodates architectural features. Verandahs, balconies and eave overhangs are included in the articulation zone provided these areas are not enclosed.

The front setback requirements for homesites are specified below:

Minimum front setbacks	Homesite fronting to residential homes	Homesite fronting to open space
Front setback to building line	4.5m	3.5m
Front setback to articulation zone	3.0m	2.0m
Front setback to garage line	5.5m (and 1m behind building line)	5.5m (and 1m behind building line)
Corner homesites: Front setback on 'secondary' street	2.0m	2.0m

Table 2.1. Minimum Setbacks

- The articulation zone can be extended up to 1.5m beyond the front façade fronting a primary street
- The articulation zone can be extended up to 1m beyond the front façade fronting a secondary street (for corner lots)

Front setbacks are illustrated in Figures 2.5, 2.6 and 2.7. For further details on garage setbacks please refer to *Section 2.7 Garages*, noting that the building form requirements may result in the garages needing to be set back further than these minimum setbacks.

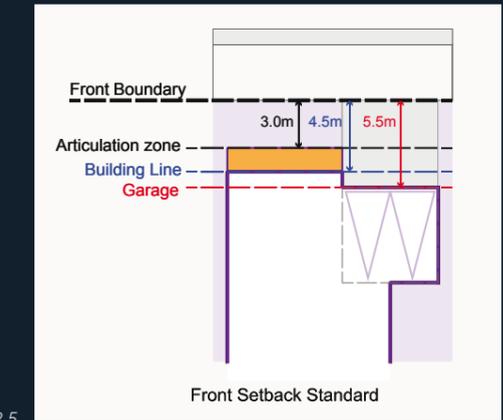


Figure 2.5.

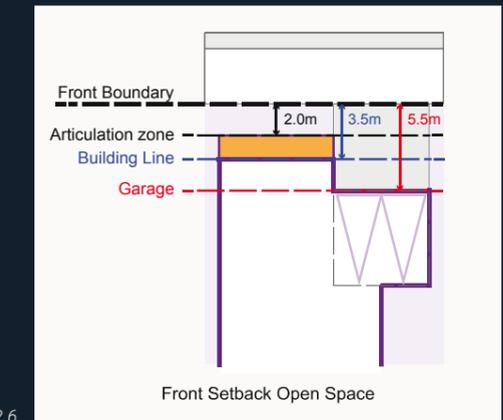


Figure 2.6.

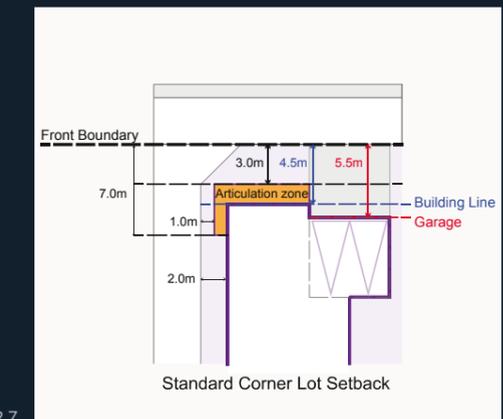


Figure 2.7.

### Side Setbacks

Side setbacks apply to the side boundaries of homesites. Some homesites with a frontage of 15m or less are permitted to utilise a reduced side setback on one of the side boundaries in accordance with the requirements of Camden Council or your private certifying authority.

Note: The minimum setback requirement for a side boundary that adjoins public space or drainage reserve is 3m, regardless of lot size.

### Rear Setbacks

Rear setbacks apply to the rear boundaries of homesites. The rear setback requirements stipulated by either council or your private certifying authority are to be adhered to when designing your home.

### 2.5 CORNER HOMESITES

Dwellings on corner homesites play an important role in ensuring attractive streetscapes are achieved in the estate. As such, dwellings on corner homesites are required to present well to both street frontages. This should be considered when selecting your homesite, as your house design will need to accommodate this requirement.

The requirements for front façades that are specified in *Section 2.3 Articulation* apply to both of the street frontages. Front setback requirements apply to both frontages of a corner homesite as detailed in *Section 2.4 Setbacks*.

The following criteria apply to corner homesites:

- Verandahs that continue around both street frontages are encouraged
- Side fencing is not to exceed two thirds of the length of the homesite on the 'secondary' street frontage. Refer to *Section 2.12 Fencing* for more details
- For two storey homes on corner lots, it is encouraged that the upper storey be setback from the lower storey. This ensures that the home does not feel imposing and does not dominate the streetscape

Please contact Harrington Estates for further information on corner homesites, including a comprehensive image library of design examples.

Two dwellings are permitted on corner homesites providing:

- The dwellings are attached
- The entry and garage for each dwelling are located on different street frontages
- The front setback provisions in *Section 2.4* are complied with for both street frontages
- The homesite is not further subdivided, including by strata subdivision
- The materials and colours are consistent for the two dwellings so as to give the appearance of a single larger dwelling
- The site coverage requirements in *Section 2.2* apply to the total of both dwellings

### 2.6 VISUALLY PROMINENT SITES

In addition to corner homesites, a number of sites across the estate are referred to as 'visually prominent'. These locations include homesites adjacent to open space, homesites adjacent to estate entry points, and homesites on major estate roads.

Homes in these locations should be given special consideration and are required to present well to any public space. The specific locations of visually prominent sites in Catherine Park are shown in Figure 2.9.

These homesites must meet the requirement of both these guidelines and the Catherine Park Estate Landscape Design Guidelines. In addition to meeting these requirements, the front landscaping of these homesites must include at least two of the following:

- Advanced/manicured hedge to the boundary
- Advanced feature/specimen trees (minimum of two per lot)
- Sculptured element such as: water feature, seating, arbour, sculptured feature pot

Details of the chosen features are to be included in the landscape plans submitted to Harrington Estates for approval.

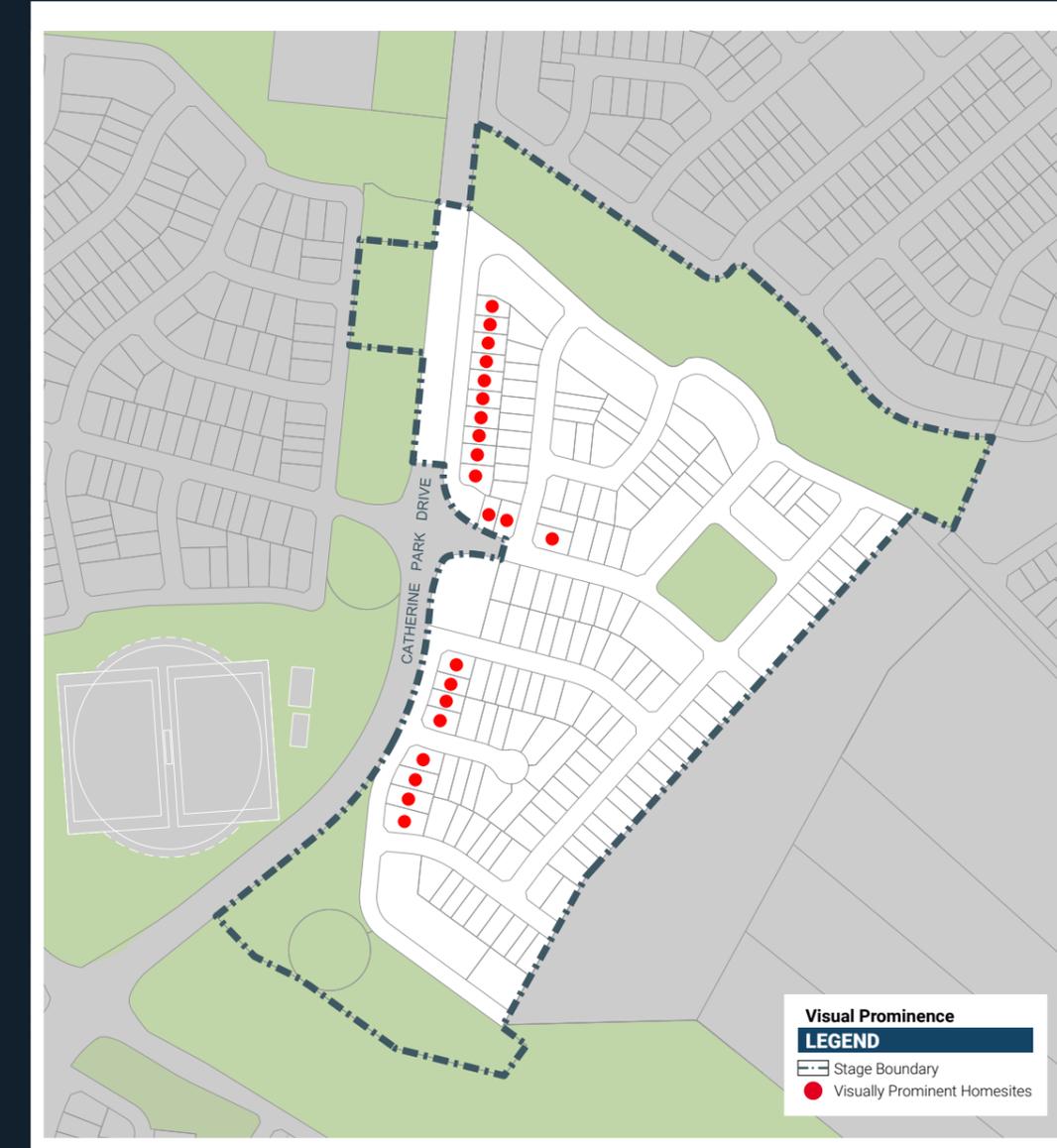


Figure 2.9. Visually Prominent Homesites

## 2.7 GARAGES

All homes in the estate are to include a double garage, which may be achieved using either one double garage or two single garages. The overall width of the garages is to be at least 6m in order to allow two parking spaces outside of the garages on the driveway. This provision results in a total of at least four off-street parking spaces per homesite.

- If two single garages are used, each door is to have a width between 2.4m and 3.0m.
- Double garages are to have a door width between 4.8m and 6.0m.
- Garages must be set back at least 5.5m from the front boundary, and must also be located at least 1m behind the front building line. Refer to *Section 2.4 Setbacks*
- Garages may be detached from the home provided the floor area is less than 40m<sup>2</sup>
- Garage doors are to be tilt-up, panel or sectional. Roller doors are not permitted on the front of the garage
- Garages and carports must be constructed of the same materials as the home. The appearance of the garage must be consistent with the home in respect of materials, colours and roof pitch. Colorbond® (or equivalent) carports are not permitted

## 2.8 LOFTS

Lofts are intended to provide flexibility in the design and location of floor space within a home, without increasing the overall building height of your home. If considering a loft in the design of your home please note:

- Lofts are to be contained entirely within the roof pitch
- Lofts are considered to be habitable areas
- Lofts that include dormer windows are a great way to add architectural merit to your home

## 2.9 ROOFS

The roof should be designed to follow the building line of the home in order to provide a stepped appearance and add to the articulation of the home. This is not required where the step in the building line is less than 2.5m in length. Refer to Figure 2.11 for details.

### Roof Materials and Colour

Roofs are to be constructed of pre-painted steel, tiles or slate, and consist of a single colour and material. Highly reflective materials, such as uncoated Zinalume®, are not permitted.

Acceptable and unacceptable roof colours are shown in Figure 2.12. Please note that the same rules also apply for similar colours of alternate products. A colour schedule containing samples of roof colour is to be shown on the building plans submitted for approval.

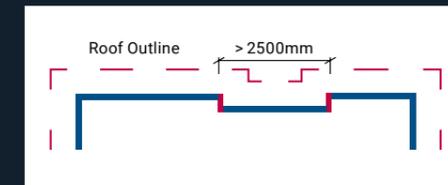


Figure 2.11. Roof outline

### Roof Pitch

The pitch of your roof is to be at least 25° for a single storey home and 22.5° for a two storey home.

Skillion roofs with a minimum slope of 15° and a maximum of 18° are also acceptable.

### Acceptable Colorbond® Roof Colours

Jasper®
Dune®
Windspray®
Woodland Grey®
Cove®
Shale Grey®
Deep Ocean®
Ironstone®
Monument®
Basalt®
Gully®
Wallaby®
Night Sky®
Paperbark®
Evening Haze®
Unacceptable Colorbond® Roof Colours
Surf Mist®

### Acceptable Monier Tile Roof Colours\*

Silver Perch
Babylon
Aniseed
Camelot
Caraway
Fig
Wollemi
Barramundi
Sambuca

\*Roof tile colours shown are from the Monier range. Similar roof tiles will also be approved from other tile ranges.

Figure 2.12. Roof colours



Figure 2.13. (i)

### Eaves

All walls are to include eaves. The minimum dimension for all eaves is 450mm (excluding the gutter).

Walls positioned on a reduced setback require a 150mm gutter to be external to the brickwork, as shown in Figure 2.13 (i)

Where a homesite is burdened by easements for access and maintenance for the adjacent homesite, a reduction in eaves from 450mm to 300mm will be considered providing that the architectural merit and streetscape appeal are considered to be satisfactory.

If the front facade of your home is of a parapet style, the parapet is to extend the full width of the home in order to conceal downpipes and other fittings.



## 2.10 BUILDING MATERIALS

The building materials you select for the construction of your home play an important role in ensuring it presents well to the street.

External walls of all homes are to be constructed from the following materials:

- Smooth face brickwork
- Brickwork with cement render finish
- Stone
- Rendered concrete blocks
- Glass
- Lightweight materials such as fibre cement or seamless, textured and coated materials

The use of lightweight materials is only permitted on upper storey walls as an architectural feature and is to be constructed of fibre cement or other seamless, textured and coated materials. The use of timber cladding (and similar products) is permitted on the upper floor of two storey homes.

Architectural features may be constructed of other materials including timber, metal sheeting or stonework.

If the front façade is rendered, the render is to continue down the side wall at least to the fence return. Where cement render is used on corner homesites, the façades on both streets are to be fully rendered.

If face brick is used, it is recommended to utilise a single brick type for the entire home (excluding architectural features).

The external colour scheme of your home is to generally complement the natural

environment. Colours that are unduly bright or that do not reflect the natural environment are not permitted. In addition to this, red brick and concrete bagging are also not permitted as building materials.

## 2.11 DRIVEWAYS

- Driveways are to be constructed to their full width from the garage to the road prior to occupation of the home
- Driveways must accommodate two car parking spaces within the property
- The material and colours of the driveway must be consistent for the full length of the driveway and crossover (i.e. from garage to kerb)
- Driveways must be constructed of either:
  - ⊗ Broom finished concrete (coloured or painted)
  - ⊗ Stencilled or stamped concrete
  - ⊗ Clay pavers
  - ⊗ Interlocking concrete pavers
- Plain uncoloured concrete is not permitted
- Light grey coloured concrete is not permitted

The colour of the driveway is to complement the colour of the house and is to be nominated on the landscape plan.

- Driveways are to be sufficiently set back from side boundaries to allow effective planting along the boundary
- Driveways are not permitted in some locations. These locations are shown on the respective lot diagrams

## 2.12 FENCING

The colour of all fencing is to complement the palette used in the house façade. All fencing must be approved as part of the building approval process.

### i) Estate Fencing

The fencing shown in Figure 2.14 will be constructed by Catherine Park Estate. The following provisions apply to these fences:

1. The design of the fences will be at Harrington Estates' discretion
2. These fences cannot be altered, removed or replaced

Information on the design of these fences can be obtained from Harrington Estates upon request.



figure 2.14.

## ii) Front Fencing

Fencing along the front boundary is permitted, providing that it complies with the following provisions:

1. Fencing is to include face brick or rendered masonry piers at a spacing of no more than 3m between piers. The piers are to be at least 300mm by 300mm in size
2. The infill panels between piers are to be visually permeable and consist of landscaping, decorative steel, wrought iron, timber pickets or mod-wood pickets
3. The piers are to be no higher than 1100mm and the fencing between the piers is to be no higher than 900mm
4. The fence style and materials are to be consistent for the full width of the homesite
5. If the front fence is located on a retaining wall, the fence is to be no higher than 1400mm from the base of the wall. For retaining walls higher than 500mm, the front fence is to be set back from the wall by at least 500mm
6. Front fences constructed entirely of Colorbond®, bamboo, brushwood, timber pickets, timber palings or materials of similar appearance are not permitted. Refer to Figures 2.15 – 2.17



Figure 2.15. Front fencing with infill panels



Figure 2.16. Face brick piers with picket



Figure 2.17. Rendered brick with decorative steel

## iii) Side and Rear Fencing between Homesites

Fencing on common boundaries between homesites must comply with the following provisions:

- Side fencing is permitted between the front boundary and the fence return (i.e. in the front garden). This fencing is to be no higher than 0.9m and is to meet the requirements for front fencing as per Section 2.12 (ii). If this side fencing and front fencing are both used, the two are to be matching in style
- All fencing behind the fence return, including on the rear boundary and side boundary, is to be no higher than 1.8m. This fencing is to be constructed of either:
  - ∞ Masonry
  - ∞ Rendered panels
  - ∞ Colorbond® in Woodland Grey® colour (or an equivalent product from another manufacturer)

### Woodland Grey®

Figure 2.18.

For general fence height requirements refer to Figure 2.19. For side or rear fencing on corner homesites, refer to Section 2.12 (v)

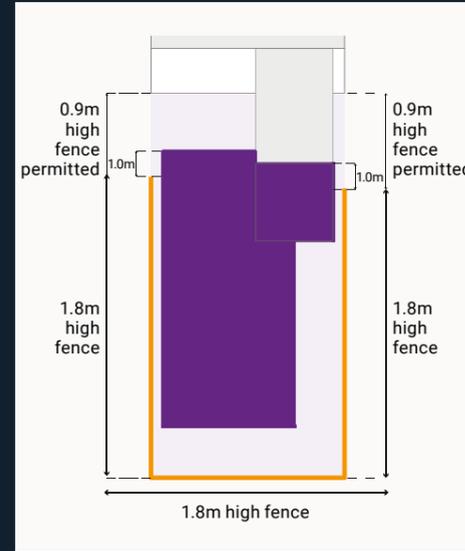


Figure 2.19. Side and rear fencing standard

## iv) Return Fencing

Return fencing is the fencing that connects the boundary fence to your home, and must comply with the following provisions:

- Return fencing to the home is to be:
  - a. The same height as the adjoining side fencing
  - b. Set back a minimum of 1m behind the building façade fronting the street and closest to the homesite boundary
  - c. Constructed from the same materials as the front façade of the home
- Gates located in the return fencing are to be constructed of decorative steel, wrought iron, brushwood or decorative timber
- Gates are to be consistent in colour with the front façade of the home
- Colorbond® (or equivalent) return fencing is permitted where the distance from the home to the boundary is less than 3m, and the fence return is located at least 5m behind the building line. In this case the colour is to be Woodland Grey to match the side fencing.

## v) Corner Homesite Fencing & Fencing Adjacent to Open Space

Fencing on boundaries of corner homesites is to comply with the following provisions:

- Front boundary fencing on corner homesites is to be in accordance with Section 2.12 (ii)
- On rear boundaries, the Colorbond® (or equivalent) fence is to stop 2.9m behind the building setback in accordance with figure 2.21. Forward of this point the fence is to be constructed of face brick, rendered brick or rendered blockwork with or without visually permeable panels of landscaping, decorative steel, wrought iron, modular walls or decorative timber
- Fencing that is positioned along the lot boundary that adjoins a road reserve is permitted up to 1.8m in height for no more than 2/3 of the length of the homesite along that road frontage. This provision is measured in accordance with Figure 2.22 and is only permitted on one street frontage per corner homesite. Fencing on corner homesites is not to impede the sight distance for the traffic on adjacent roads

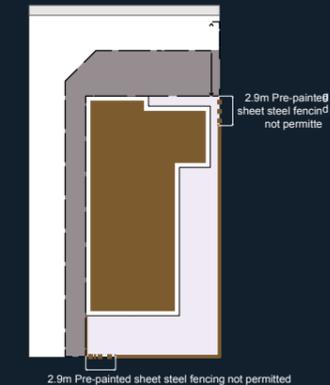


Figure 2.21. Pre-painted sheet steel fencing

Fencing abutting a road reserve or park is to be constructed of:

- a. Face brick, rendered brick or rendered blockwork
  - b. Face brick, rendered brick or rendered blockwork piers with infill panels of landscaping, decorative steel, wrought iron, decorative timber, rendered panels or modular walls
- Where fencing abutting a road reserve is on a retaining wall, the overall height of the fence and wall is not to exceed 1.8m. In the case of a retaining wall higher than 500mm, the fence is to be set back at least 500mm from the wall. Refer to Figure 2.23.

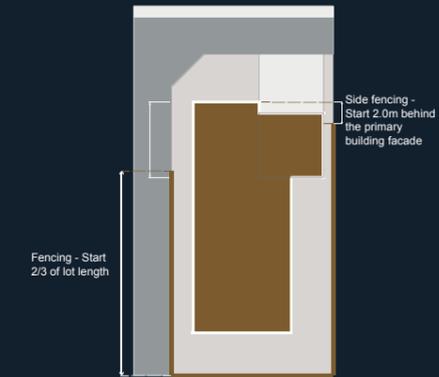


Figure 2.22. Corner Lot Fencing

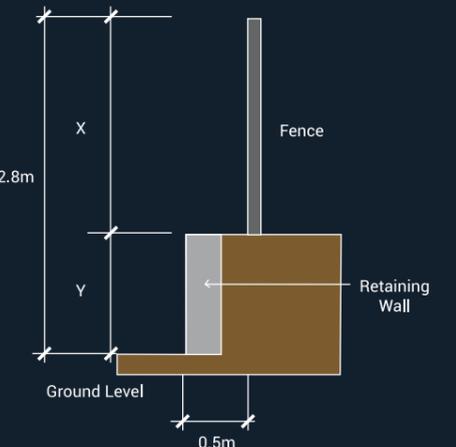
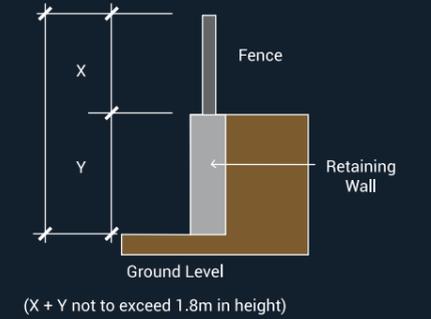


Figure 2.23. Lot fencing abutting a road reserve on a retaining wall

## 2.13 WATERTANKS AND OTHER FIXTURES

Water tanks and other fixtures are to be located to reduce their visibility from the street, and the following provisions apply:

- Water tanks are to be located behind the fence return
- Solar Panels are not to be placed on any part of the roof that is prominent when viewed from the street
- Air conditioning condenser units are not to be visible from the street. Roof mounted air conditioners are not permitted
- Satellite dishes must not be larger than 900mm in diameter. Satellite dishes must be located at the rear of homes
- Exposed sanitary pipework is not permitted on street-fronting façades
- Gas meters should be screened to minimise visibility from the street
- Where possible, downpipes should be avoided on the front façade
- Clotheslines are to be located at the rear of the home or screened to ensure they are not visible from the street

## 2.14 LETTERBOXES

- The colour of the letterbox is to be consistent with the front façade of the home. No primary/bold colours are permitted
- The letterbox is to be constructed of either:
  - ∞ Stone
  - ∞ Masonry
  - ∞ Glass reinforced concrete (GRC) that has the appearance of stone or masonry
- Feature letterboxes constructed from other materials may be accepted, subject to approval from Harrington Estates

## 2.15 SUBDIVISION

Further subdivision of a property, including strata subdivision, is not permitted.

A second dwelling may be permitted on some lots in accordance with *Section 2.17*.

## 2.16 GRANNY FLATS AND STUDIOS

Only one home can be built on a homesite, with the exception of granny flats and studios. Granny flats and studios are only permitted on the corner lots referenced in the 88B instrument and must comply with the following provisions:

- The floor area of the granny flat or studio is to be less than 75 m<sup>2</sup> or less than 30% of the total gross floor area when considering both the main dwelling and the studio or granny flat
- The granny flat or studio must comply with all setback provisions
- The granny flat or studio is to share the private open space of the main home
- No part of the private open space of the main home is to be fenced off or segregated from the use of the granny flat or studio
- The granny flat or studio is to be of similar appearance in materials, colour and finishes to the main home
- The granny flat or studio is to be attached to, or contained within, the main home
- Only one front door is permitted on each street elevation
- A garage is required for the granny flat in addition to the double garage for the main dwelling

## 2.17 DUAL OCCUPANCIES

Two dwellings are permitted, providing all of the following provisions are met:

- The dwellings are located on one of the corner homesites as specified in the 88B instrument
- The dwellings are attached
- The entry and garage for each dwelling are located on different street frontages
- The front setback provisions in Section 2.4 are complied with for both street frontages
- The homesite is not further subdivided, including by strata subdivision
- The materials and colours are consistent for the two dwellings so as to give the appearance of a single larger dwelling
- The site coverage requirements in Section 2.2 apply to the total of both dwellings
- A double garage is required for both dwellings

## 3.0 ENVIRONMENTAL ELEMENTS

### 3.1 LANDSCAPING

In order to create attractive streetscapes, it is important that gardens are landscaped to a high standard and that the landscaping is completed promptly after the home is built.

The following provisions relating to landscaping apply:

- No more than 50% of the homesite between the house and the street is to be paved

- All landscaping within the front area of the homesite is to be completed within 3 months of the home being occupied
- The use of native plants that require less watering is encouraged. Information on how to design a water efficient garden is available from Harrington Estates
- Front gardens are to be landscaped with a good balance of turf, garden beds paving, shrubs and trees

- Homeowners are encouraged to keep their gardens well maintained. Advice on the maintenance of gardens can be obtained from Harrington Estates
- The use of timber retaining walls in front of the home is not permitted
- Timber edging greater than 100mm in height is not permitted.
- The use of synthetic turf is assessed on a case by case basis and is only permitted if it is professionally installed, is of a high standard and it presents well to the street. Approval of the use of synthetic turf is at the complete discretion of Harrington Estates.
- Garden beds must in brick or concrete.
- The minimum requirements: include one 50L tree

Refer to the Catherine Park Estate Landscape Guidelines for further information on landscape design including suggested plant species and garden theme ideas. In addition to meeting the provisions listed above, the landscaping design for your home must also comply with the Catherine Park Estate Landscape Guidelines. Landscaping plans are to be submitted to Harrington Estates for approval alongside the house building plans.



### 3.2 BUSHFIRE PLANNING

The areas of natural bushland surrounding Catherine Park Estate can potentially create a bushfire risk in dry times. The estate has been planned and continues to be delivered in accordance with the adopted Bushfire Management Plan. This Plan identifies the bushfire hazards over the estate and prescribes measures to mitigate bushfire risk. Some of these measures, such as the provision of asset protection zones along the edges of the bushland, have been incorporated into the estate. By utilising appropriate construction methods and materials, bushfire risks can be further mitigated for homes adjacent to bushland areas. Australian Standard AS3959 provides requirements regarding the construction of buildings in bushfire-prone areas.

Each of the homesites in the Estate have a nominated level of bushfire risk, referred to as the BAL. The BAL for a given lot is based on a number of factors including proximity to natural bushland.

Appendix A provides a summary of the construction requirements of AS3959 and is provided as a guide. These requirements change from time to time, so it is important that your builder and/or architect is familiar with the current AS3959 document to ensure that your home is designed and built in full accordance with its current provisions.

The BAL rating for each lot is subject to a bushfire assessment. The anticipated extent of bushfire affectation on the stage is shown in figure 3.1, which is subject to the final bushfire assessment and is subject to change.

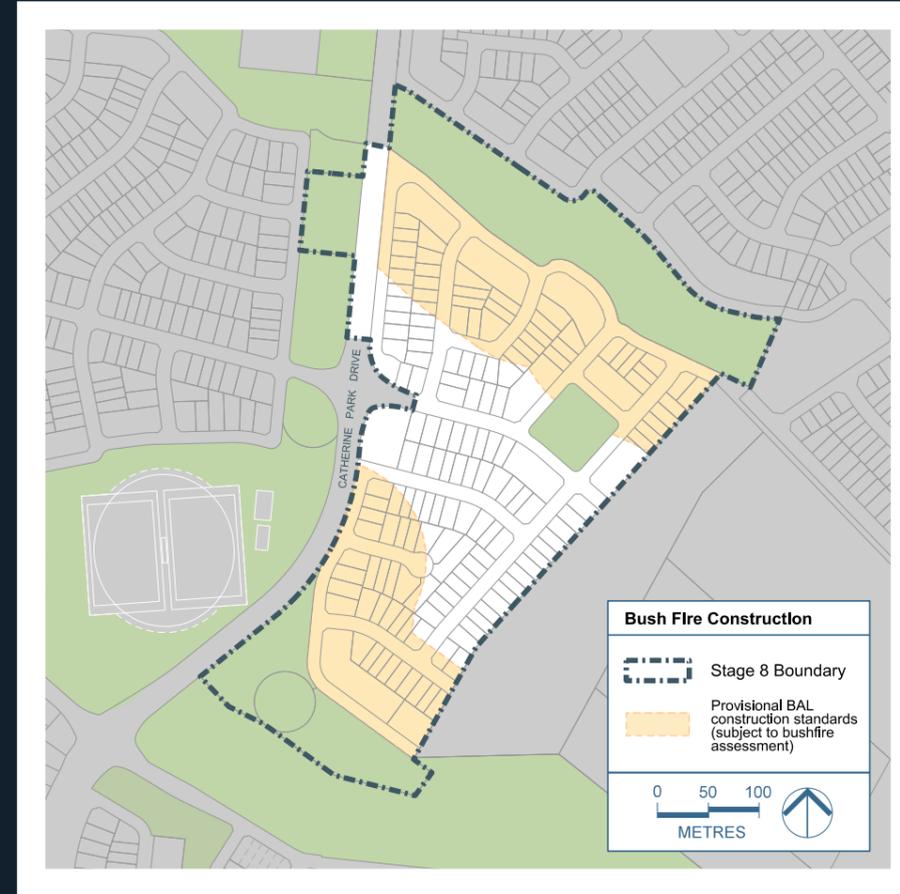


Figure 3.1 Bushfire Construction

### 3.3 ACOUSTIC PRIVACY

Everyone wants to enjoy their home without being disturbed by noisy neighbours. Transmission of noise from a home can be reduced by clever use of design features. Where possible, noise is to be contained within the home or communal areas without unreasonable transmission to adjoining homes. In order to achieve this, the following principles should be followed:

- Active recreation facilities (such as swimming pools) should be located away from, or shielded from, the bedrooms of adjacent homes where possible
- Air conditioning units should be located away from bedrooms of adjacent homes where possible
- Living rooms or garages should not abut bedrooms of adjacent homes where possible

All home owners are encouraged to be considerate to their neighbours by avoiding undue noise.

### 3.4 ACOUSTIC ASSESSMENTS

The homesites shown in Figure 3.2 will require acoustic attenuation of the home. This is required to ensure that the proposed design provides sufficient acoustic shielding for the home and to the private open space at the rear of the home. The requirements for noise attenuation measures are indicated on the lot diagram applicable to the individual homesite.

Homes constructed in accordance with the following requirements in Table 3.3 will have sufficient sound attenuation to achieve compliance.

Construction Standards	Description
Mechanical Ventilation	Mechanical Ventilation (air conditioning) is required to all bedroom and living rooms on both the first and second storey of the homes shown in Figure 3.2

Table 3.3. Construction requirements for noise attenuation

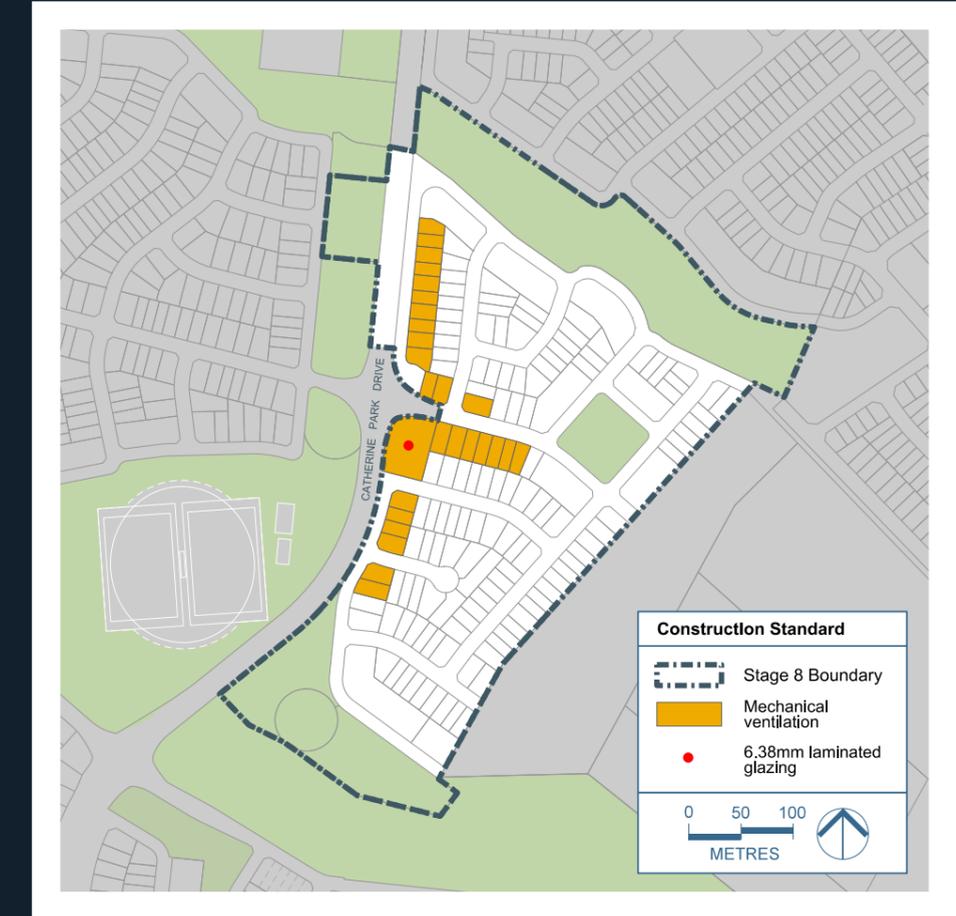


Figure 3.2. Construction standard

## APPENDIX A: BUSHFIRE PREVENTION MEASURES

SUMMARY OF AS 3959:2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS (AS 3959) and PLANNING FOR BUSH FIRE PROTECTION (PBP) Construction Requirements Source: Standards Australia (2018) and NSW Rural Fire Service (2019)

Note: This is a brief summary and does not include all requirements under AS 3959 and PBP. The full version of both documents should be consulted when designing and building\*.

FLOORING SYSTEMS	EXTERNAL WALLS
<p><b>BAL 40</b></p> <ul style="list-style-type: none"> <li>Concrete slab on ground; or</li> <li>Enclosed subfloors with enclosure meeting the requirements of an 'external wall' or fully screened meeting the requirements of 'vents and weepholes' or a combination of the above; or</li> <li>Unenclosed subfloors, All bearers, joists and flooring shall be one or a combination of the below items; <ul style="list-style-type: none"> <li>a) be non-combustible (e.g., concrete, steel); or</li> <li>b) have the underside of the combustible elements of the floor system protected with a non-combustible material (e.g., fibre-cement sheet or metal sheet)</li> </ul> </li> </ul>	<p>Walls shall be one of the following:</p> <p>a) Walls made from non-combustible material with minimum 90 mm thickness (e.g., full masonry, brick veneer, mudbrick, calcium silicate or natural stone, precast or in situ walls of concrete or aerated concrete) or</p> <p>b) Timber-framed or steel-framed walls that are sarked on the outside of the frame and clad with</p> <ul style="list-style-type: none"> <li>(i) fibre-cement external cladding, a minimum of 9 mm in thickness; or</li> <li>(ii) steel sheeting; or</li> <li>(iii) a combination of Items (i) and (ii) above or</li> </ul>
<p><b>BAL 29</b></p> <ul style="list-style-type: none"> <li>Concrete slab on ground; or</li> <li>Enclosed subfloors with enclosure meeting the requirements of a (external wall) or fully enclosed with a non-corrosive 2mm aperture mesh or perforated sheet or a combination of the above; or</li> <li>Unenclosed subfloors, where less than 400 mm above finished ground level;</li> <li>Bearers and joints shall be: <ul style="list-style-type: none"> <li>a) non-combustible (e.g., concrete, steel); or</li> <li>b) Bushfire-resisting timer (Appendix F AS 3959); or</li> <li>c) Combination of (a) and (b)</li> </ul> </li> <li>Flooring shall be one or a combination of the below: <ul style="list-style-type: none"> <li>a) be non-combustible (e.g., concrete, steel); or</li> <li>b) bushfire-resisting timber; or</li> <li>c) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation.</li> </ul> </li> </ul>	<p>Walls shall be one of the following:</p> <p>a) Walls made from non-combustible material with minimum 90 mm thickness (e.g., full masonry, brick veneer with outer leaf of clay, calcium silicate or natural stone, mudbrick, precast or in situ concrete or aerated concrete) or</p> <p>b) Timber logs of a species and density specified in AS3959-2018</p> <p>c) Timber-framed or steel-framed walls that are sarked on the outside of the frame and clad with</p> <ul style="list-style-type: none"> <li>(i) fibre-cement external cladding, a minimum of 6 mm in thickness; or</li> <li>(ii) steel sheeting; or</li> <li>(iii) bushfire-resisting timber; or</li> <li>(iv) a combination of Items (i), (ii) and (iii) above.</li> </ul>
<p><b>BAL 19</b></p> <ul style="list-style-type: none"> <li>Concrete slab on ground; or</li> <li>Enclosed subfloors with enclosure meeting the requirements of a wall conforming to Clause 6.4 (external walls) or fully screened enclosed with a non-corrosive 2mm aperture mesh or perforated sheet or a combination of the above; or</li> <li>Unenclosed subfloors, be where less than 400 mm above finished ground level;</li> </ul> <p>Bearers and joists shall be one or a combination of the following:</p> <ul style="list-style-type: none"> <li>a) be non-combustible (e.g., concrete, steel); or</li> <li>b) Bushfire-resisting timber (Appendix F of AS 3959)</li> </ul> <p>Flooring shall be one or a combination of the following:</p> <ul style="list-style-type: none"> <li>a) Non-combustible; or</li> <li>b) bushfire-resisting timber; or</li> <li>c) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation.</li> </ul>	<p>That part of an external wall surface that is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall shall be one or a combination of the following:</p> <ul style="list-style-type: none"> <li>a) non-combustible material minimum 90mm thickness (e.g., full masonry, brick veneer with outer leaf of clay, calcium silicate or natural stone, mudbrick, concrete, aerated concrete); or</li> <li>b) Timber logs of a species and density specified in AS3959-2018</li> <li>c) non-combustible cladding or fibre-cement external cladding with a minimum of 6 mm in thickness; or</li> <li>d) bushfire-resisting timber (Appendix F of AS 3959); or</li> <li>e) a timber species as specified in AS3959 (Appendix E).</li> </ul>

SUMMARY OF AS 3959:2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS (AS 3959) and PLANNING FOR BUSH FIRE PROTECTION (PBP) Construction Requirements Source: Standards Australia (2018) and NSW Rural Fire Service (2019)

Note: This is a brief summary and does not include all requirements under AS 3959 and PBP. The full version of both documents should be consulted when designing and building\*.

FLOORING SYSTEMS	EXTERNAL WALLS
<p><b>BAL 12.5</b></p> <ul style="list-style-type: none"> <li>Concrete slab on ground; or</li> <li>Enclosed subfloors with enclosure meeting the requirements of a wall conforming to Clause 6.4 or fully screened enclosed with a non-corrosive 2mm aperture mesh or perforated sheet or a combination of the above; or</li> <li>Unenclosed subfloors, all material less than 400mm above ground level shall be;</li> </ul> <p>Bearers and joists shall be one or a combination of:</p> <ul style="list-style-type: none"> <li>a) be non-combustible (e.g., concrete, steel); or</li> <li>b) Bushfire-resisting timber (Appendix F of AS 3959).</li> </ul> <p>Flooring shall be one or a combination of the following:</p> <ul style="list-style-type: none"> <li>a) Non-combustible; or</li> <li>b) bushfire-resisting timber; or</li> <li>b) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation.</li> </ul>	<p>That part of an external wall surface that is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall shall be one or a combination of:</p> <ul style="list-style-type: none"> <li>a) non-combustible material minimum 90mm thickness (e.g., full masonry, brick veneer with outer leaf of clay, calcium silicate or natural stone, mudbrick, concrete, aerated concrete); or</li> <li>b) Timber logs of a species and density specified in AS3959-2018</li> <li>c) non-combustible cladding or fibre-cement external cladding with a minimum of 6 mm in thickness; or</li> <li>d) bushfire-resisting timber (Appendix F of AS 3959); or</li> <li>e) a timber species as specified in AS3959 (Appendix E).</li> </ul>

Note: This is a brief summary and does not include all requirements under AS 3959 and PBP. The full version of both documents should be consulted when designing and build

VENTS AND WEEPHOLES	EXTERNAL DOORS	WINDOWS	SUPPORTING POSTS, COLUMNS, STUMPS, PIERS AND POLES
BAL 40 Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium	<p>External doors (side hung) shall be either:</p> <p>a) Completely Protected by bushfire shutters; or</p> <p>b) Completely protected by screens conforming to Clause 3.7 or 7.5.2; or</p> <p>b) Doors panel material shall be:</p> <p>i) Non-combustible; or</p> <p>ii) Solid timber (minimum 35mm thickness for first 400mm above threshold and protected on outside by metal frame screen door with mesh or perforated sheet with 2mm aperture made of non-corrosive steel or bronze; or</p> <p>iii) Fully framed glazed door, framing shall be metal, bushfire-resisting timber (Appendix F of AS 3959) or uPVC.</p> <p>c) Door frame material shall be metal, bushfire-resisting timber (Appendix F of AS 3959) or metal reinforced uPVC (reinforced parts shall be aluminium, stainless steel or corrosion resistant steel.</p> <p>d) Externally fitted hardware that supports panel in opening/closing functions shall be metal;</p> <p>Trims or other components may use materials other than metal.</p> <p>e) Glazing (if incorporated) shall be toughened glass, minimum 6mm thickness.</p> <p>f) Weather strips, draught excluders or draught seals shall be installed.</p> <p>h) Doors to be tight fitting to door frame and abutting door (if applicable).</p>	<p>Windows shall be:</p> <p>a) Completely protected by shutters conforming to Clause 3.7 and Clause 8.5.1 of AS 3939-2018; or</p> <p>b) Conforming with the following:</p> <p>i) Frames and joinery shall be metal.</p> <p>ii) Externally fitted hardware supporting the sash in its opening/closing function shall be metal.</p> <p>Trims or other components may use other</p> <p>iii) Glazing shall be 6mm thick toughened glass or glass blocks with no glazing restriction.</p> <p>iv) Where used, seals and weather strips to stiles, head and sills or thresholds shall be manufactured from material with flammability index not exceeding 5 or from silicone.</p> <p>v) Both the openable and fixed portions of windows shall be screened externally with screens conforming to Clause 3.6 and 8.5.2 of AS 3959-2018.</p>	Refer unenclosed floor spaces in 'flooring systems'
BAL 29 Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.	<p>External doors (side hung) shall be either:</p> <p>c) Completely Protected by bushfire shutters; or</p> <p>d) Completely protected by screens conforming to Clause 3.7 or 7.5.2; or</p> <p>b) Doors panel material shall be:</p> <p>iv) Non-combustible; or</p> <p>v) Solid timber (minimum 35mm thickness for first 400mm above threshold and protected on outside by metal frame</p>	<p>a) Completely protected by shutters conforming with Clause 3.7 and 7.5.1 (AS 3959-2018); or</p> <p>b) Conforming with the following:</p> <p>i) Frames and joinery shall be metal, bushfire-resisting timber (Appendix F AS 3959-2018) or metal reinforced uPVC (reinforced parts to be aluminium, stainless steel or corrosion resistant steel.</p>	Refer unenclosed floor spaces in 'flooring systems'

Note: This is a brief summary and does not include all requirements under AS 3959 and PBP. The full version of both documents should be consulted when designing and building\*.

VENTS AND WEEPHOLES	EXTERNAL DOORS	WINDOWS	SUPPORTING POSTS, COLUMNS, STUMPS, PIERS AND POLES	
	screen door with mesh or perforated sheet with 2mm aperture made of non-corrosive steel or bronze; or	<p>vi) Fully framed glazed door, framing shall be metal, bushfire-resisting timber (Appendix F of AS 3959) or uPVC.</p> <p>c) Door frame material shall be metal, bushfire-resisting timber (Appendix F of AS 3959) or metal reinforced uPVC (reinforced parts shall be aluminium, stainless steel or corrosion resistant steel.</p> <p>Trims or other components may use materials other than metal.</p> <p>e) Glazing (if incorporated) shall be toughened glass, minimum 6mm thickness.</p> <p>f) Weather strips, draught excluders or draught seals shall be installed.</p> <p>h) Doors to be tight fitting to door frame and abutting door (if applicable).</p>	<p>ii) Externally fitted hardware supporting the sash in its opening/closing function shall be metal</p> <p>iii) Glazing shall be 5mm thick toughened glass or glass blocks with no glazing restriction.</p> <p>iv) Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements/fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from a window frame –glazing shall be externally screened compliant with Clause 3.6 and 7.5.2 (AS 3959-2018).</p> <p>v) In all cases above except b)(iv) the openable portions of windows shall be screened internally or externally with screens compliant with Clause 3.6 or 7.5.2 (AS 3959-2018).</p>	
BAL 19 Vents and weepholes in external walls shall be screened with mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium	<p>External doors (side hung) shall be either:</p> <p>a) Completely Protected by bushfire shutters; or</p> <p>b) Completely protected by screens conforming to Clause 3.7 or 7.5.2; or</p> <p>c) Doors panel material shall be:</p> <p>i) Non-combustible; or</p> <p>ii) Solid timber, laminated timber or reconstituted timber (minimum 35mm thickness for first 400mm above threshold; or</p> <p>iii) Hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate (outside) for first 400mm above threshold.</p> <p>iv) Fully framed glazed door, framing shall be metal, bushfire-resisting timber (Appendix F of AS 3959) or timber species specified Appendix E AS 3959-2018.</p> <p>d) Door frame material shall be metal, bushfire-resisting timber (Appendix F of AS 3959), timber species specified in Appendix E AS 3959-2018 or metal reinforced uPVC (reinforced parts shall be aluminium, stainless steel or corrosion resistant steel.</p> <p>e) Glazing (if incorporated) shall be toughened glass, minimum 5mm thickness.</p> <p>f) Weather strips, draught excluders or draught seals shall be installed.</p> <p>g) Doors to be tight fitting to door frame and abutting door (if applicable).</p>	<p>a) Completely protected by shutters conforming with Clause 3.7 and 5.5.1 (AS 3959-2018); or</p> <p>b) Completely protected by screens conforming with Clause 3.6 and 5.5.2 (AS 3959-2018); or</p> <p>c) Conforming with the following:</p> <p>i) For windows assemblies less than 400mm from ground or less than 400mm above decks, carport roofs, awnings, and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame - frames and joinery shall be metal, bushfire-resisting timber (Appendix F AS 3959-2018), timber species (Appendix E AS 3959- 2018) or metal reinforced uPVC (reinforced parts to be aluminium, stainless steel or corrosion resistant steel.</p> <p>ii) Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements/fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from a window frame – glazing shall be Grade A safety glass of minimum 5mm thickness or glass blocks.</p> <p>iii) The openable portions of windows shall be screened internally or externally with screens compliant with Clause 3.6 or 5.5.2 (AS 3959-2018).</p> <p>Where annealed glass is used, both fixed and openable portion of windows shall be screened with screens conforming with Clause 6.5.2 (AS 3959-2018).</p>	Refer unenclosed floor spaces in 'flooring systems'	



Note: This is a brief summary and does not include all requirements under AS 3959 and PBP. The full version of both documents should be consulted when designing and build

VENTS AND WEEPHOLES	EXTERNAL DOORS	WINDOWS	SUPPORTING POSTS, COLUMNS, STUMPS, PIERS AND POLES
BAL-12.5 Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.	<p>External doors (side hung) shall be either:</p> <p>a) Completely Protected by bushfire shutters; or</p> <p>b) Completely protected by screens conforming to Clause 3.7 or 7.5.2; or</p> <p>c) Doors panel material shall be:</p> <ul style="list-style-type: none"> <li>i) Non-combustible; or</li> <li>ii) Solid timber, laminated timber or reconstituted timber (minimum 35mm thickness for first 400mm above threshold; or</li> <li>iii) Hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate (outside) for first 400mm above threshold; or</li> <li>iv) Hollow core, solid timber, or reconstituted timber protected externally by a screen conforming with Clause 3.5.2 of AS 3959-2018; or</li> <li>v) Fully framed glazed door, framing shall be metal, bushfire-resisting timber (Appendix F of AS 3959) or timber species specified Appendix E AS 3959-2018.</li> </ul> <p>d) Door frame material shall be metal, bushfire-resisting timber (Appendix F of AS 3959), timber species specified in Appendix E AS 3959-2018 or metal reinforced uPVC (reinforced parts shall be aluminium, stainless steel or corrosion resistant steel.</p> <p>e) Glazing (if incorporated) shall be toughened glass, minimum 4mm thickness.</p> <p>f) Weather strips, draught excluders or draught seals shall be installed.</p> <p>g) Doors to be tight fitting to door frame and abutting door (if applicable).</p>	<p>a) Completely protected by shutters conforming with Clause 3.7 and 5.5.1 (AS 3959-2018); or</p> <p>b) Completely protected by screens conforming with Clause 3.6 and 5.5.2 (AS 3959-2018); or</p> <p>c) Conforming with the following:</p> <ul style="list-style-type: none"> <li>i) For windows assemblies less than 400mm from ground or less than 400mm above decks, carport roofs, awnings, and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame - frames and joinery shall be metal, bushfire-resisting timber (Appendix F AS 3959-2018), timber species (Appendix E AS 3959-2018) or metal reinforced uPVC (reinforced parts to be aluminium, stainless steel or corrosion resistant steel.</li> <li>ii) Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements/ fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from a window frame – glazing shall be Grade A safety glass of minimum 4mm thickness or glass blocks.</li> <li>iii) The openable portions of windows shall be screened internally or externally with screens compliant with Clause 3.6 or 5.5.2 (AS 3959-2018).</li> </ul>	Refer unenclosed floor spaces in 'flooring systems'

Note: This is a brief summary and does not include all requirements under AS3959. The full AS3959 is to be consulted when designing and building.

ROOFS	ROOF PENETRATIONS (LIGHTS, VENTILATORS ETC)	VERANDAHS AND DECKS
BAL 40 As per BAL 12.5	All penetrations of the roof space (including roof lights, roof ventilators, aerials, vent pipes and supports for solar collectors and alike) shall be sealed with a non-combustible material. Glazed assemblies for roof lights and skylights shall have an FRL of ~/30/~ where pipe or conduit penetrates the roof covering shall be non-combustible.	<p>Decking shall not be spaced.</p> <p>Enclosed subfloor spaces are:</p> <ul style="list-style-type: none"> <li>a) required to confirm with 'Walls' (Clause 8.4 of AS 3959-2018) except sarking is not required; and</li> <li>b) all openings are to be screened with mesh or perforated sheet made of corrosion-resistant steel or bronze with maximum 2mm aperture; and</li> <li>c) Decking, stair treads and trafficable surfaces shall be non-combustible or a system complying with AS1530.8.1 or a combination of both.</li> </ul> <p>Unenclosed subfloor spaces:</p> <ul style="list-style-type: none"> <li>a) Decking, supports, framing, stair treads and trafficable surfaces to be non-combustible or a system complying with AS1530.8.1 or a combination of both.</li> </ul> <p>All balustrade and handrails less than 125mm from glazed elements or any combustible wall must be non-combustible.</p>
BAL 29 As per BAL 12.5	As per BAL 12.5 with the addition of: External single pane glazed elements of roof lights and skylights where pitch of glazed element is 18 degrees or less to the horizontal shall be protected with ember guard made from mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium with maximum aperture of 2mm.	<p>Enclosed subfloor spaces:</p> <ul style="list-style-type: none"> <li>a) required to confirm with 'Walls' (Clause 7.4 of AS 3959-2018) except sarking is not required; and</li> <li>b) all openings are to be screened with mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium with maximum 2mm aperture; and</li> <li>c) Decking, stair treads and trafficable surfaces are to be of non-combustible material or bushfire-resisting timber or combination of both.</li> </ul> <p>Enclosed subfloor spaces:</p> <ul style="list-style-type: none"> <li>a) decking, supports, framing, stair treads and trafficable surfaces to be either non-combustible material, bushfire resistant timber or combination of both.</li> </ul> <p>All balustrade and handrails less than 125mm from glazed elements must be either non-combustible, bushfire resistant timber or combination of both</p>
BAL 19 As per BAL 12.5	As per BAL 12.5	<p>*Enclosed subfloor spaces:</p> <ul style="list-style-type: none"> <li>a) required to confirm with 'Walls' (Clause 6.4 of AS 3959-2018) except sarking is not required; and</li> <li>b) all openings are to be screened with mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium with maximum 2mm aperture; and</li> <li>c) Decking, stair treads and trafficable surfaces are to be of non-combustible material or bushfire-resisting timber or combination of both.</li> </ul> <p>Unenclosed subfloor spaces;</p> <ul style="list-style-type: none"> <li>b) decking, supports, framing, stair treads and trafficable surfaces to be either non-combustible material, bushfire resistant timber or combination of both.</li> </ul> <p>All balustrade and handrails less than 125mm from glazed elements must be either non-combustible, bushfire resistant timber or combination of both</p>



Note: This is a brief summary and does not include all requirements under AS 3959 and PBP. The full version of both documents should be consulted when designing and building\*.

ROOFS	ROOF PENETRATIONS (LIGHTS, VENTILATORS ETC)	VERANDAHS AND DECKS
<p>BAL 12.5</p> <p>Sheeted roofs shall be of: a) non-combustible material; and b) fully sarked with non-combustible sarking or sarking conforming with AS/NZS 4200.1 (Sarking to be installed outside of frame and have a flammability index no greater than 5)*. All gaps are to be sealed and by; a) mesh or perforated sheet made of corrosive-resistance steel, bronze or aluminium, mineral wool, other non-combustible material or a combination of the above.</p> <p>Tiled roofs shall be of; a) non-combustible material; and b) fully sarked (Sarking to be either non-combustible or conforming with AS/NZS 4200.1 - be installed outside of frame and have a flammability index no greater than 5)*. All gaps are to be sealed and by; a) mesh or perforated sheet made of corrosive-resistance steel, bronze or aluminium, mineral wool, other non-combustible material or a combination of the above.</p> <p>Tiled roofs shall be of; a) non-combustible material; and b) fully sarked (Sarking to be either non-combustible or conforming with AS/NZS 4200.1 - be installed outside of frame and have a flammability index no greater than 5)*.</p>	<p>All penetrations of the roof space shall be sealed with a non-combustible material.</p> <p>Openings in vented roof lights, ventilators or vent pipes shall be made of corrosive-resistance steel, bronze or aluminium.</p> <p>All overhead glazing shall be Grade A safety glass complying with AS 1288. Glazed elements (roof lights, skylights) may be of polymer provided Grade A safety glass diffuser conforming with AS 1288 is installed under glazing. Where glazing is an insulated glazing unit, 4mm thick Grade A safety glass shall be used in outer pane of glazing unit.</p> <p>Flashing elements in tubular skylights may be made of fire-retardant material provided roof integrity is maintained by under-flashing of material having a flammability index not exceeding 5.</p> <p>Evaporative cooling units shall be fitted with non-combustible butterfly closers or unit shall be fitted with non-combustible covers with mesh or perforated sheet with maximum aperture of 2mm or corrosion-resistant steel, bronze or aluminium.</p> <p>Eave lighting to be sealed.</p>	<p>*Enclosed subfloor spaces: a) required to confirm with 'Walls' (Clause 7.4 of AS 3959-2018) a) required to confirm with 'Walls' (Clause 5.4 of AS 3959-2018) except sarking is not required; and b) all openings are to be screened with mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium with maximum 2mm aperture; and c) Decking, stair treads and trafficable surfaces are to be of non-combustible material or bushfire-resisting timber or combination of both.</p> <p>Unenclosed subfloor spaces; c) decking, supports, framing, stair treads and trafficable surfaces to be either non-combustible material, bushfire resistant timber or combination of both.</p> <p>All balustrade and handrails less than 125mm from glazed elements must be either non-combustible, bushfire resistant timber or combination of both</p>

Note: This is a brief summary and does not include all requirements under AS 3959 and PBP. The full version of both documents should be consulted when designing and building\*.

SERVICE PIPES (Water & Gas)	GUTTERS AND DOWNPIPES	EAVES, FASCIAS AND GABLES
<p>BAL 40</p> <p>As per BAL 12.5</p>	<p>If installed (not a requirement), Gutter and valley leaf guards shall be non-combustible. Gutters shall be non-combustible. Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material</p>	<p>Gables shall comply with the requirements of 'external walls'. *Fascias and bargeboards shall comply with 'external walls'. Eaves penetrations shall comply with the requirements of 'roof penetrations'. steel or bronze with a maximum aperture of 2mm. Eaves shall me made of either fire-cement sheet (6mm thickness), calcium silicate sheet (6mm thickness) or a combination of both.</p>
<p>BAL 29</p> <p>As per BAL 12.5</p>	<p>If installed (not a requirement), Gutter and valley leaf guards shall be non-combustible. With exception of box gutters, gutters shall be metal or uPVC Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.</p>	<p>Gables shall comply with the requirements of 'external walls'. Fascias and bargeboards shall be bushfire resistant timber, metal Or a combination of both (where metal, be fixed at 450mm centres). Eave linings to be fire-cement sheet (4.5mm thickness), bushfire-resistant timber or a combination of both. Eave penetrations protected as per requirements of 'Roof penetrations'. Eaves ventilation openings to be fitted with ember guards made of corrosion-resistant steel, bronze or aluminium with a maximum aperture of 2mm.</p>
<p>BAL 19</p> <p>As per BAL 12.5</p>	<p>As per BAL 12.5</p>	<p>Gables shall comply with the requirements of 'external walls'. Eaves shall comply with the requirements of 'roof penetrations'. Eaves ventilation openings to be fitted with ember guards made of corrosion-resistant steel, bronze or aluminium with a maximum aperture of 2mm.</p>
<p>BAL 12.5</p> <p>All exposed piping, for water shall be metal. External gas pipes and fittings above ground shall be of steel or copper having a minimum wall thickness in accordance with gas regulations or 0.9 mm whichever is the greater. Pipe to extend a minimum of 400 mm within the building and 100 mm below ground.</p>	<p>If installed (not a requirement), gutter and valley leaf guards shall be non-combustible. Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.</p>	<p>Gables shall comply with the requirements of 'external walls'. Eaves shall comply with the requirements of 'roof penetrations'. Eaves shall comply with the requirements of 'roof penetrations'. Eaves ventilation openings to be fitted with ember guards made of corrosion-resistant steel, bronze or aluminium with a maximum aperture of 2mm.</p>

Note: Bushfire Attack Levels are generally based on providing resistance to the following types of bushfire attack:  
BAL-12.5 Protection from ember attack

BAL-19 Protection from ember attack and radiant heat up to 19 kW/m<sup>2</sup>

BAL-29 Protection from ember attack and radiant heat up to 29 kW/m<sup>2</sup>

BAL-40 Protection from ember attack, radiant heat up to 40 kW/m<sup>2</sup> and potential limited direct flame contact.





## APPENDIX B: CHECKLIST FOR PLAN APPROVAL

When submitting your set of building plans to Harrington Estates, please use the checklist provided to ensure you have included all of the relevant documents.

### Full set of plans showing

- All elevations
- Home size
- All setbacks
- Floor plans
- All eaves
- Roof pitch noted

### Landscape plan showing

- Plant species
- All fence details and colour
- Side gate/return details and colour
- Letterbox detail including material and colour
- Driveway detail material and colour including council crossover (no plain concrete)

### External colours

- All materials and colours
- Front entry door colour
- Window colour
- Driveway colour





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