



Building Controls & Guidelines

Kensington



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
- 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 in their absolute discretion, 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.

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

Harrington Estates prides itself on presenting a neighbourhood that demonstrates forethought and planning, where all structures exhibit complementary design principles. At Catherine Park Estate, the regulation of building size is implemented to promote desirable streetscapes for all residents.

All homes built in Catherine Park Estate are to have a minimum total floor area of 220m². This area includes the garage and alfresco, under the main roof line but does not include open verandahs or patio.

A reduction of up to 40m² will be permitted providing that the architectural merit and streetscape appeal are considered to be satisfactory and that the following minimum width is met:

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

No reduction in the minimum house size will be permitted to the visually prominent sites specified in section 2.6.

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

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

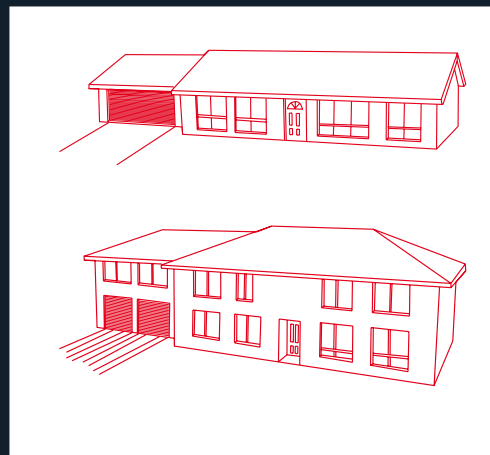


Figure 2.1. Examples of unsatisfactory façades



Figure 2.2. Examples of satisfactory façades



There are two main objectives that are implemented to ensure that the homes of Catherine Park Estate create attractive streetscapes. The first is to prevent garage doors from dominating the streetscape and the second is to enable sufficient articulation in the façade such that the houses do not dominate the street. To achieve this, the following provisions apply:

- 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

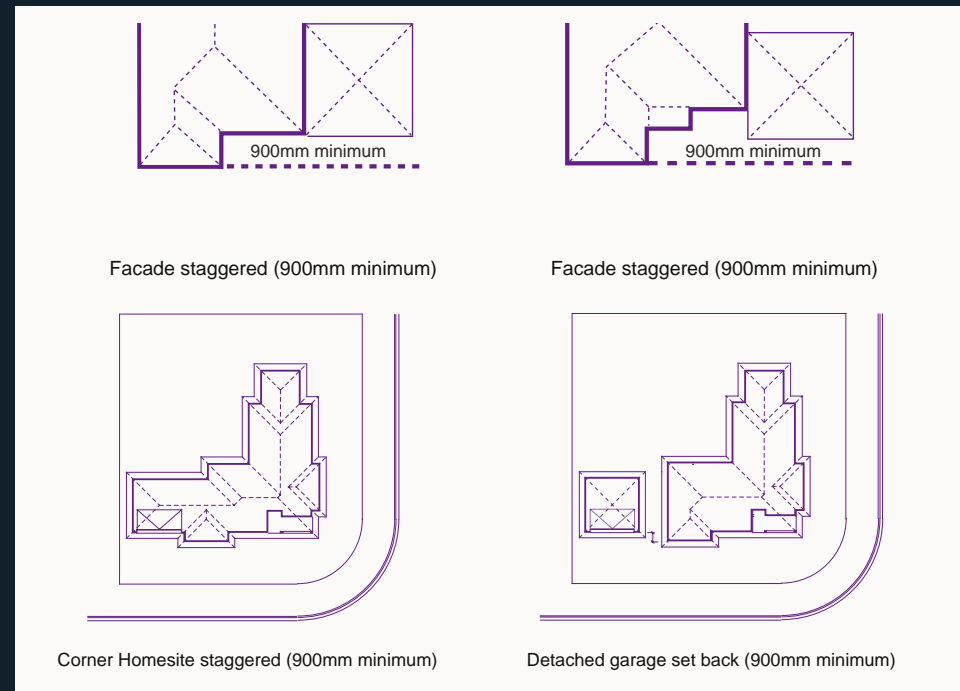


Figure 2.3. Façades – acceptable

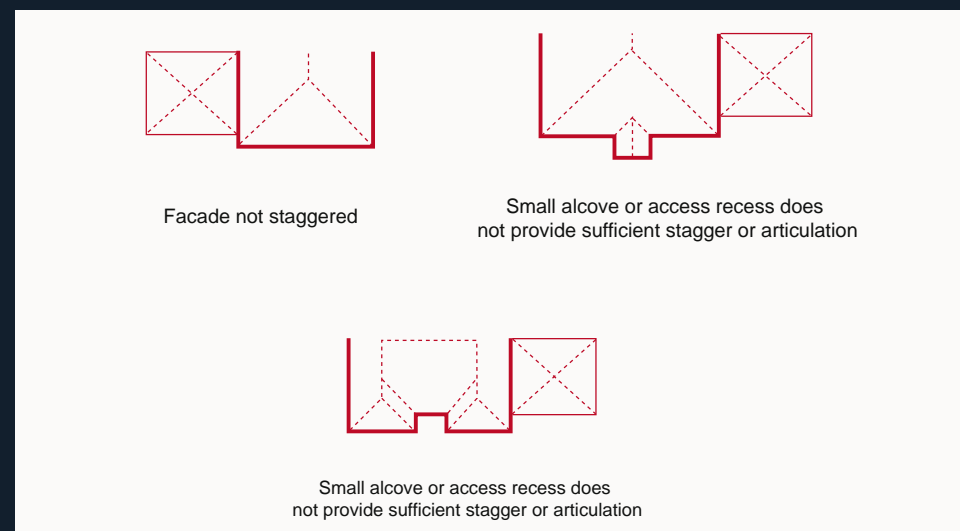


Figure 2.4. Façades – unacceptable

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 10m², 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 line. The articulation zone refers to area in front of the building line and generally accommodates architectural features. Verandahs, balconies and eave overhangs are included in the articulation zone provided these areas are not enclosed (excluding handrails and balustrades).

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.

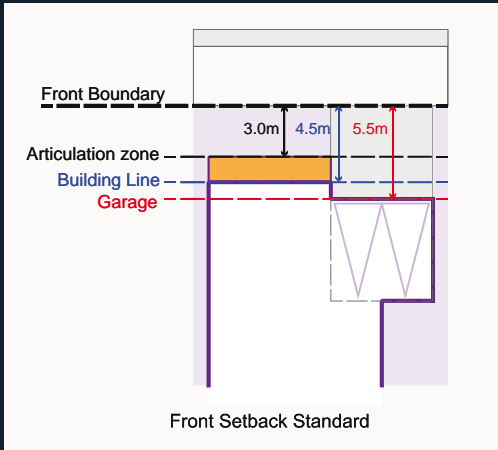


Figure 2.5.

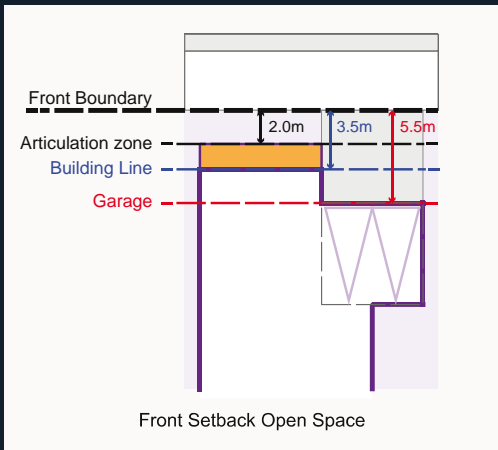


Figure 2.6.

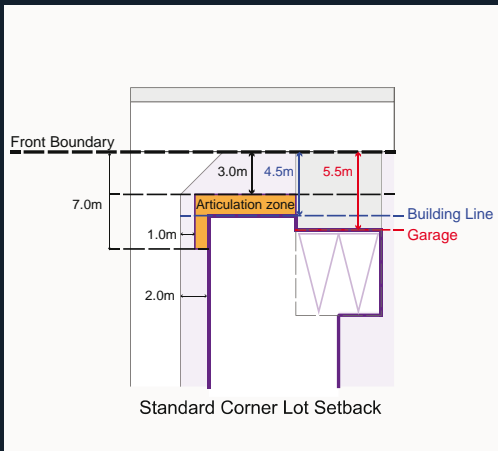


Figure 2.7.



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. This reduced side setback is only permitted on the nominated side of certain homesites shown in Figure 2.8. Homesites with a reduced side setback on one side must comply with the standard setback requirements on the other side of their home.

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.



Figure 2.8.

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. As corner homesites have two 'rear' boundaries, it is up to you to designate one as the 'rear' boundary and one as the 'side' boundary in order to best accommodate the design of your home.

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.

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 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.

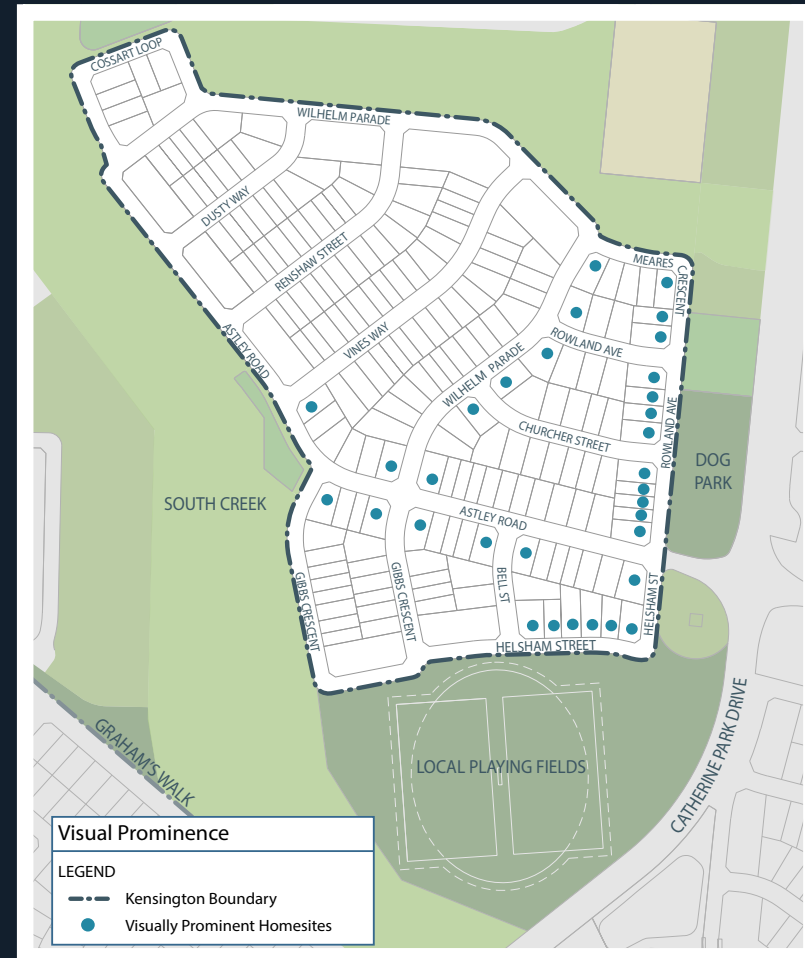


Figure 2.9. Visually Prominent Homesites



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. The minimum internal dimensions for a single garage are 3.0m wide by 5.5m deep
- Double garages are to have a door width between 4.8m and 6.0m. The minimum internal dimensions of a double garage are 5.6m wide by 5.5m deep
- Dimensions given above are to be clear of fixed internal structures such as staircases
- 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 40m²
- Garage doors are to be tilt-up, panel or sectional. Roller doors are not permitted on the front of the garage

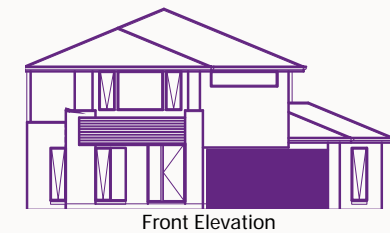
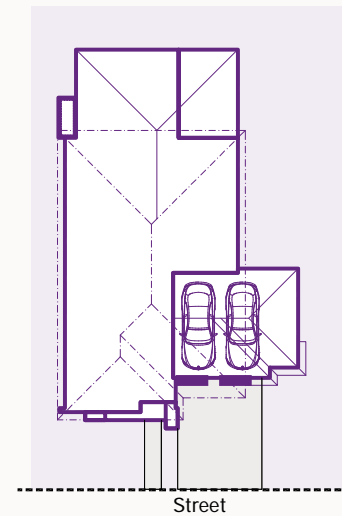
- Garages and carports must be constructed of the same materials as the home. The appearance of the garage must be consistent with the home in respect of materials, colours and roof pitch. Colorbond® (or equivalent) carports are not permitted
- Garages may be considered forward of the front living area of the home providing such garages are accessed from the side and the façade fronting the street resembles a dwelling façade, featuring windows and similar architectural elements. If the home is 2 storeys then the garage must have a 2 storey component to it. The standard building setbacks as outlined in Section 2.4 Setbacks apply. In either case the garage must be integrated with the main dwelling

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

Standard Lot



Corner Lot

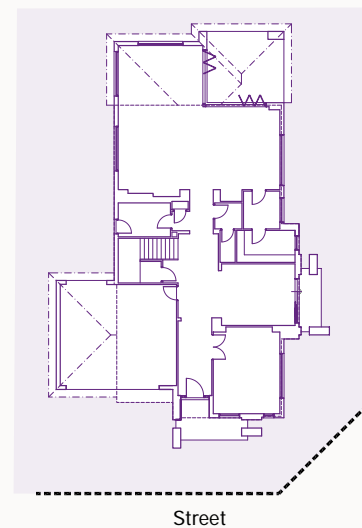


Figure 2.10. Garage Guide

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.

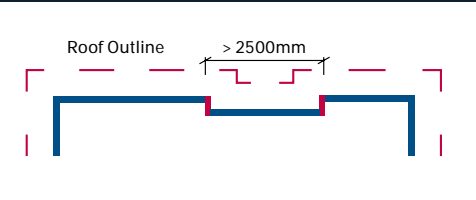


Figure 2.11. Roof outline

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

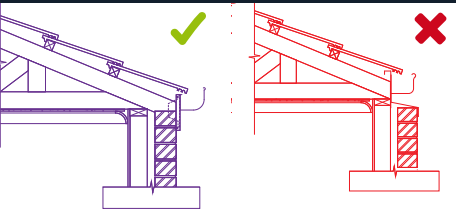


Figure 2.13. (i)

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. Note that a 900mm clearance will be required from the fascia board to the homesite boundary on single storey homes to ensure adequate access for the neighbouring property.

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.

A reduced eave dimension is permitted on the side wall of a home for a maximum of one third of the length of the wall, as shown in Figure 2.13 (ii).

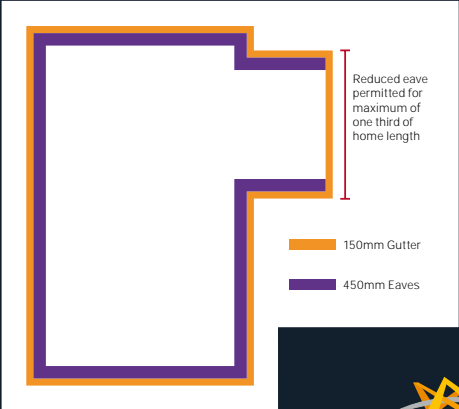


Figure 2.13. (ii)



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:

- Face brickwork
- Brickwork with concrete 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 concrete 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.

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)

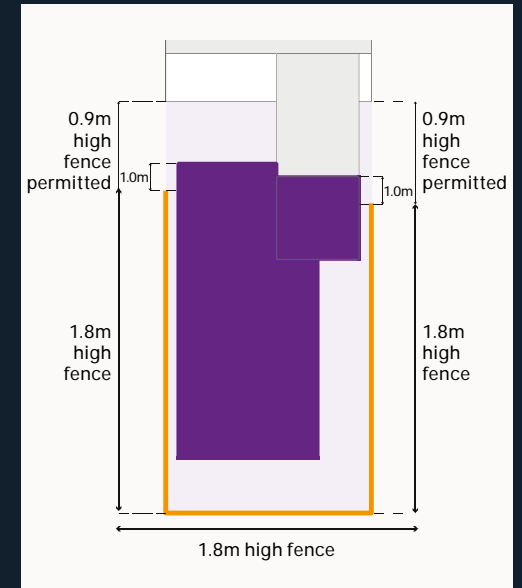


Figure 2.19. Side and rear fencing standard



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:
 - The same height as the adjoining side fencing
 - Set back a minimum of 1m behind the building façade fronting the street and closest to the homesite boundary
 - 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 Grey Ridge to match the side fencing. Refer to Figure 2.20

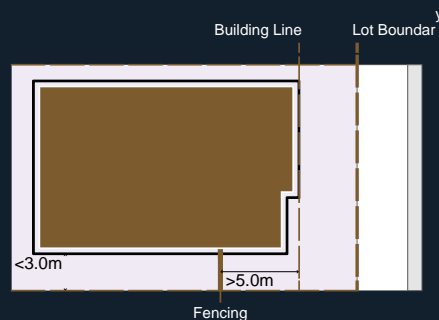


Figure 2.20. Return fencing

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

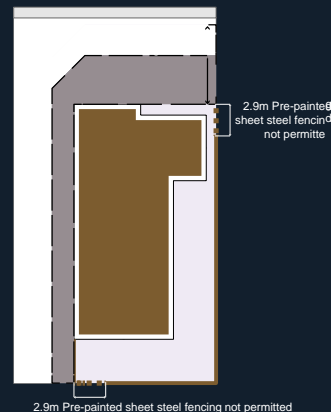


Figure 2.21. Pre-painted sheet steel fencing

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

- Face brick, rendered brick or rendered blockwork
 - 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.

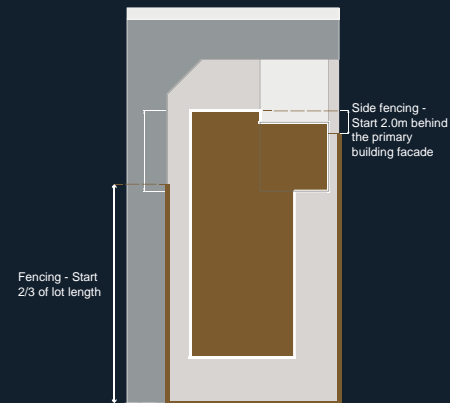


Figure 2.22. Corner Lot Fencing

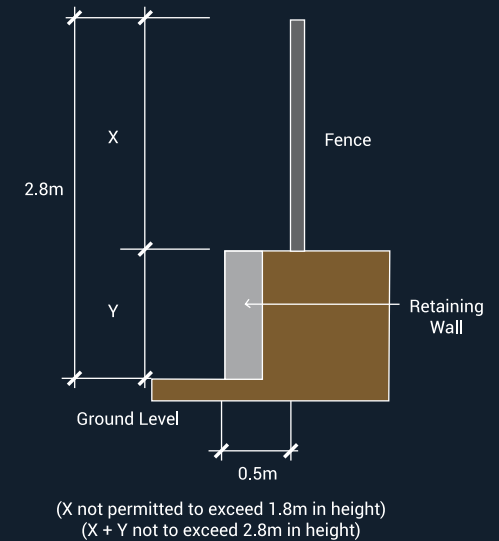
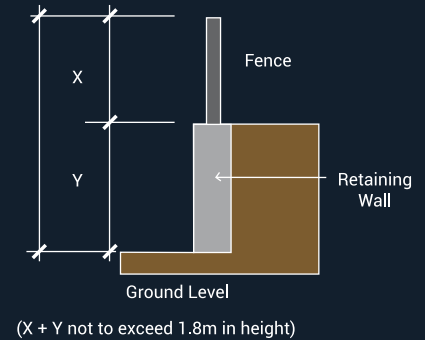


Figure 2.23. Lot fencing abutting a road reserve on a retaining wall

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 2.5.

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 specifically suited to corner lots and must comply with the following provisions:

- The floor area of the granny flat or studio is to be less than 75 m² 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

i) Dual Occupancies

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

- The dwellings are located on a corner homesite
- 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





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
- 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.



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. Figure 3.1 shows the BAL rating for homesites in the St James Stage of Catherine Park Estate.

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.

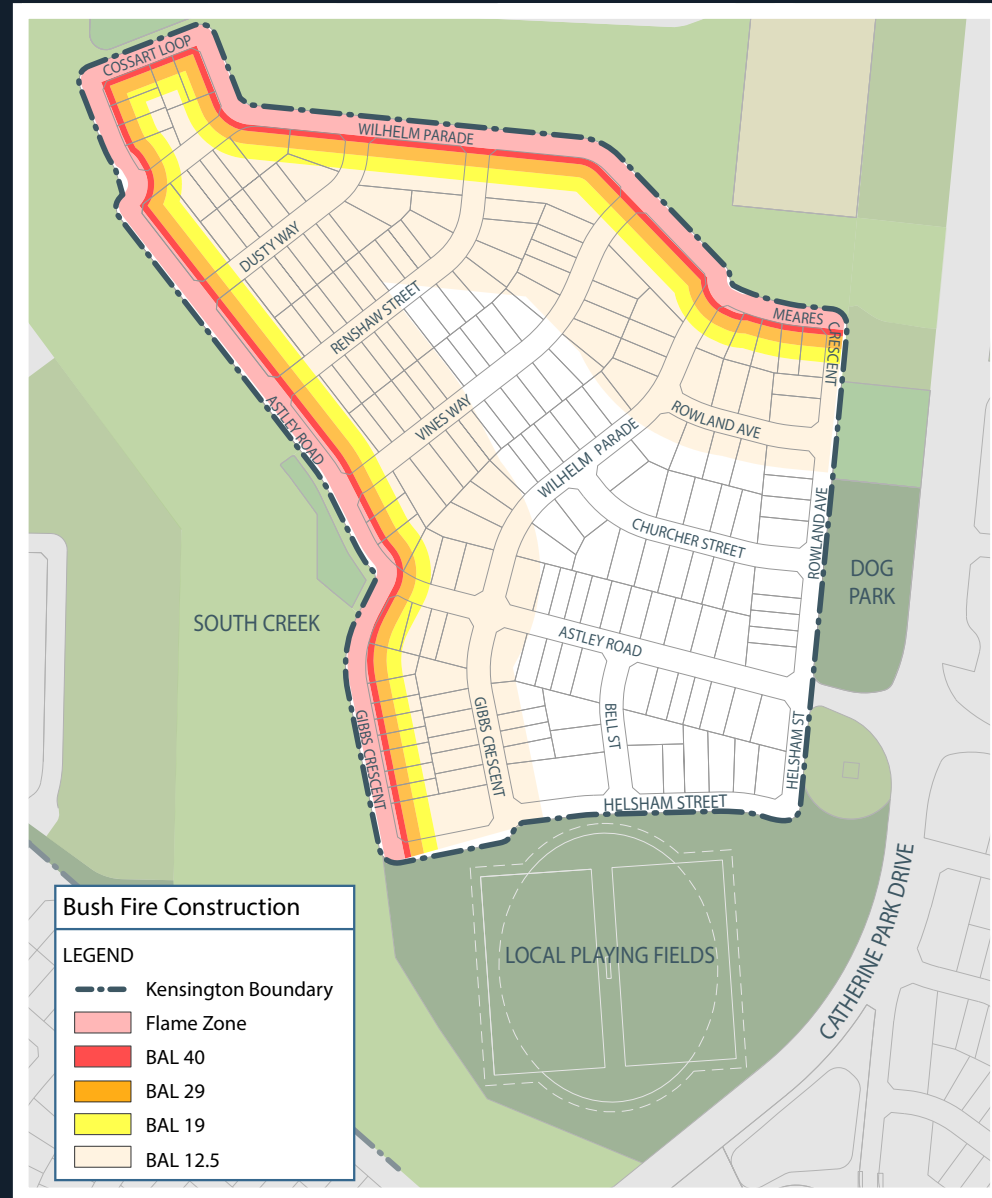


Figure 3.1. BAL Plan





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.

APPENDIX A: BUSHFIRE PREVENTION MEASURES

SUMMARY OF AS3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS

Source: AS3959 (2009) and RFS (2010)

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.

FLOORING SYSTEMS		EXTERNAL WALLS
BAL 40	<ul style="list-style-type: none"> Concrete slab on ground; or 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 Unenclosed subfloors, all material less than 400mm above ground level shall be; <ol style="list-style-type: none"> be non-combustible (e.g., concrete, steel); or 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); or comply with AS 1530.8.1; or be a combination of any of Items (a), (b) or (c) above. 	<p>Walls shall be one of the following:</p> <ol style="list-style-type: none"> Walls made from non-combustible material (e.g., full masonry, brick veneer, mudbrick, concrete, aerated concrete).or Timber-framed or steel-framed walls that are sarked on the outside of the frame and clad with <ol style="list-style-type: none"> fibre-cement external cladding, a minimum of 9 mm in thickness; or steel sheeting; or a combination of Items (i) and (ii) above or A system complying with AS 1530.8.1. or A combination of any of Items (a), (b) or (c) above.
BAL 29	<ul style="list-style-type: none"> Concrete slab on ground; or 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 Unenclosed subfloors, all material less than 400mm above ground level shall be; <ol style="list-style-type: none"> be non-combustible (e.g., concrete, steel); or bushfire-resisting timber; or timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or comply with AS 1530.8.1; or be a combination of any of Items (a), (b) or (c) above. 	<p>Walls shall be one of the following:</p> <ol style="list-style-type: none"> Walls made from non-combustible material (e.g., full masonry, brick veneer, mudbrick, concrete, aerated concrete).or Timber logs of a species and density specified in AS3959 Timber-framed or steel-framed walls that are sarked on the outside of the frame and clad with <ol style="list-style-type: none"> fibre-cement external cladding, a minimum of 6 mm in thickness; or steel sheeting; or bushfire-resisting timber a combination of Items (i), (ii) and (iii) above or A system complying with AS 1530.8.1. or A combination of any of Items (a), (b) or (c) above.



SUMMARY OF AS3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS

Source: AS3959 (2009) and RFS (2010)

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.

FLOORING SYSTEMS		EXTERNAL WALLS
BAL 19	<p>Concrete slab on ground; or</p> <ul style="list-style-type: none"> 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 Unenclosed subfloors, all material less than 400mm above ground level shall be; <ul style="list-style-type: none"> a) be non-combustible (e.g., concrete, steel); or b) bushfire-resisting timber; or c) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or d) comply with AS 1530.8.1; or <p>be a combination of any of Items (a), (b) or (c) above.</p>	<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 of</p> <ul style="list-style-type: none"> a) non-combustible material; or b) Timber logs of a species and density specified in AS3959 c) fibre-cement external cladding, a minimum of 6 mm in thickness; or d) bushfire-resisting timber; or e) a timber species as specified in AS3959; or f) a combination of any of Items (a), (b), (c) or (d) above.
BAL 12.5	<p>Concrete slab on ground; or</p> <ul style="list-style-type: none"> 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 Unenclosed subfloors, all material less than 400mm above ground level shall be; <ul style="list-style-type: none"> a) be non-combustible (e.g., concrete, steel); or b) bushfire-resisting timber; or c) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or d) comply with AS 1530.8.1; or <p>be a combination of any of Items (a), (b) or (c) above.</p>	<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 of</p> <ul style="list-style-type: none"> a) non-combustible material; or b) Timber logs of a species and density specified in AS3959 c) fibre-cement external cladding, a minimum of 6 mm in thickness; or d) bushfire-resisting timber; or e) a timber species as specified in AS3959; or f) a combination of any of Items (a), (b), (c) or (d) above.

SUMMARY OF AS3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS

Source: AS3959 (2009) and RFS (2010)

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.

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 or bronze except where they are less than 3 mm	<p>External doors (side hung) shall be either:</p> <p>a) Protected by bushfire shutters or</p> <p>b) Doors shall be</p> <ul style="list-style-type: none"> i) Non-combustible ii) Solid core door iii) Hollow door fitted with door screens that meet the requirements for 'vents and weepholes'; or iv) Fully framed glazed door meeting glazing and frame requirements, glazing to be toughened glass a minimum 6mm thick and the bottom 400mm screened <p>External doors shall be fitted with draught excluders.</p>	<ul style="list-style-type: none"> • Protected by shutters: or • Frames shall be bushfire resistant timber, metal or reinforced PVC-U and glazing shall be minimum 5mm toughened glass and openable windows are to be screened. 	<p>No requirements if enclosed consistent with 'Flooring systems'. Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be:</p> <ul style="list-style-type: none"> a) of non-combustible material; or b) a system complying with AS 1530.8.1; or c) a combination of Items (a) and (b) above.
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, except where they are less than 3 mm.	<p>External doors (side hung) shall be either:</p> <p>a) Protected by bushfire shutters or</p> <p>b) Doors shall be</p> <ul style="list-style-type: none"> i) Non-combustible ii) Solid core door iii) Hollow door fitted with door screens that meet the requirements for 'vents and weepholes'; or iv) Fully framed glazed door meeting glazing and frame requirements, glazing to be toughened glass a minimum 6mm thick and the bottom 400mm screened <p>External doors shall be fitted with draught excluders</p>	<ul style="list-style-type: none"> • Protected by shutters: or • Frames shall be bushfire resistant timber, metal or reinforced PVC-U and glazing shall be minimum 5mm toughened glass and openable windows are to be screened. 	<p>No requirements if enclosed consistent with 'Flooring systems'. Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be:</p> <ul style="list-style-type: none"> a) of non-combustible material; or b) of bushfire-resisting timber; or c) a combination of Items (a) and (b) above.



SUMMARY OF AS3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS

Source: AS3959 (2009) and RFS (2010)

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.

	VENTS AND WEEPHOLES	EXTERNAL DOORS	WINDOWS	SUPPORTING POSTS, COLUMNS, STUMPS, PIERS AND POLES
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, except where they are less than 3 mm, or are located in an external wall of a subfloor space.	<p>External doors (side hung) shall be either:</p> <ul style="list-style-type: none"> • Protected by bushfire shutters • Fitted with door screens that meet the requirements for 'vents and weepholes'; or • Solid core door • Hollow door with non-combustible kick-plate; or • Fully framed glazed door meeting glazing and frame requirements, glazing to be toughened glass a minimum 5mm thick • External doors shall be fitted with draught excluders. 	<ul style="list-style-type: none"> • Protected by shutters; or • Protected externally by screens; or • Frames shall be bushfire resistant timber, metal or reinforced PVC-U and glazing shall be minimum 5mm toughened glass and openable windows are to be screened. 	<p>No requirements if enclosed consistent with 'Flooring systems'. Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be:</p> <ul style="list-style-type: none"> a) of non-combustible material; or b) of bushfire-resisting timber; or c) a combination of Items (a) and (b) above
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, except where the vents and weepholes are less than 3 mm, or are located in an external wall of a subfloor space.	<p>External doors (side hung) shall be either:</p> <ul style="list-style-type: none"> a) Protected by bushfire shutters b) Fitted with door screens that meet the requirements for c) 'vents and weepholes'; or d) Doors shall be <ul style="list-style-type: none"> i) Non combustible ii) Solid core door iii) Hollow door with non-combustible kick-plate; or iv) Fully framed glazed door meeting glazing and frame requirements for windows <p>External doors shall be fitted with draught excluders</p>	<ul style="list-style-type: none"> • Protected by shutters; or • Protected externally by screens; or • Frames shall be bushfire resistant timber, metal or reinforced PVC-U and glazing shall be Grade A Safety Glass and openable windows are to be screened. 	<p>No requirements if enclosed consistent with 'Flooring systems'. Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be:</p> <ul style="list-style-type: none"> a) of non-combustible material; or b) of bushfire-resisting timber; or c) a combination of Items (a) and (b) above.

SUMMARY OF AS3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS

Source: AS3959 (2009) and RFS (2010)

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	As per BAL 12.5 except that glazed assemblies for roof lights and skylights shall have an FRL of –/30/–.	Enclosed subfloor spaces require decking to be non-combustible or a system complying with AS1530.8.1. Unenclosed subfloor spaces requiring decking, supports and framing to be non-combustible or a system complying with AS1530.8.1. All balustrade and handrails less than 125mm from glazed elements must be non-combustible.
BAL 29	As per BAL 12.5	As per BAL 12.5	Enclosed subfloor spaces require decking to be non-combustible or bushfire resistant timber. Unenclosed subfloor spaces requiring decking, supports and framing to be non-combustible or bushfire resistant timber. All balustrade and handrails less than 125mm from glazed elements must be non-combustible or bushfire resistant timber.
BAL 19	As per BAL 12.5	As per BAL 12.5	As per BAL 12.5
BAL 12.5	<p>Sheeted roofs – only metal or fibre-cement sheet shall be used. Gaps are to be sealed and protected by:</p> <ul style="list-style-type: none"> Fully sarking the roof (sarking must non-combustible, or a breather type sarking with a flammability index of not more than 5) or Providing corrosion resistant steel or bronze mesh, profiled metal sheet, neoprene seal, compressed mineral wool or similar material Rib caps and ridge caps shall be sealed using methods outlined in AS3959 <p>Tiled roofs shall be provided with sarking</p>	<p>All penetrations of the roof space shall be sealed with a non-combustible material to prevent gaps greater than 3mm. All overhead glazing shall be Grade A laminated safety glass complying with AS 1288.</p>	<p>Enclosed subfloor spaces require decking to be non-combustible or bushfire resistant timber. Unenclosed subfloor spaces requiring decking, supports and framing to be non-combustible or bushfire resistant timber. All balustrade and handrails less than 125mm from glazed elements must be non-combustible or bushfire resistant timber.</p>



SUMMARY OF AS3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS

Source: AS3959 (2009) and RFS (2010)

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.

SERVICE PIPES (Water & Gas)		GUTTERS AND DOWNPIPES	EAVES, FASCIAS AND GABLES
BAL 40	As per BAL 12.5	As per BAL 12.5	With the exception that all gutters shall be non-combustible. Gables shall comply with the requirements of 'external walls'. Fascias shall comply with AS1530.8.1. Eaves shall comply with the requirements of 'roof penetrations'. Eaves ventilation holes greater than 3mm in width to be screened to comply with 'vents and weepholes'. Eaves shall be made of bushfire resistant timber of fibre-cement or calcium silicate with a minimum thickness of 6mm.
BAL 29	As per BAL 12.5	As per BAL 12.5	With the exception of box gutters, gutters shall be metal or PVC-U. Gables shall comply with the requirements of 'external walls'. Fascias shall be bushfire resistant timber or metal. Eaves shall comply with the requirements of 'roof penetrations'. Eaves ventilation holes greater than 3mm in width to be screened to comply with 'vents and weepholes'. Eaves shall be made of bushfire resistant timber of fibre-cement with a minimum thickness of 4.5mm.
BAL 19	As per BAL 12.5	As per BAL 12.5	Gables shall comply with the requirements of 'external walls'. Eaves shall comply with the requirements of 'roof penetrations'. Eaves ventilation holes greater than 3mm in width to be screened to comply with 'vents and weepholes'.
BAL 12.5	All exposed piping, for water and gas supplies, shall be of metal.	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.	Gables shall comply with the requirements of 'external walls'. Eaves shall comply with the requirements of 'roof penetrations'. Eaves ventilation holes greater than 3mm in width to be screened to comply with 'vents and weepholes'.

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 19kw/m²

BAL 29 Protection from ember attack and radiant heat up to 29kw/m²

BAL 40 Protection from ember attack, radiant heat up to 40kw/m² 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




Catherine Park Estate Sales & Information Centre

18 Myer Way, Oran Park (Catherine Park Estate) NSW 2570

Open 8.30am – 5pm 7 days

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