



Araucaria Precinct  
Building Guidelines



**IDYLLIC** SURROUNDINGS. **BEAUTIFUL** HOMES.  
THIS IS **HARRINGTON GROVE.**



WELCOME TO HARRINGTON GROVE .....	7
YOUR HOME AT HARRINGTON GROVE .....	9
1.0 BUILDING APPROVAL PROCESS .....	10
2.0 BUILDING CONTROLS .....	11
2.1 Site Planning .....	12
2.2 Building Area and Site Coverage .....	12
2.3 Sloping Sites .....	12
2.4 Corner Homesites .....	12
2.5 Street Elevations .....	13
2.6 Street Façades .....	14
2.7 Setbacks .....	15
2.8 Building Height .....	18
2.9 Lofts .....	18
2.10 Garages .....	18
2.11 Roofs .....	19
2.12 Building Materials .....	20
2.13 Driveways .....	20
2.14 Private Open Space .....	21
2.15 Special Provisions .....	21
2.16 Fencing .....	23
2.17 Granny Flats and Studios .....	26
2.18 Air Conditioners .....	26
2.19 Rooftop Storage Tanks .....	26
2.20 TV Antennas .....	26
2.21 Satellite Dishes .....	26
2.22 Letterboxes .....	26
2.23 Outbuildings .....	26
2.24 Telstra Smart Community® .....	26
3.0 ENVIRONMENTAL ELEMENTS .....	27
3.1 Landscaping .....	27
3.2 Bushfire Planning .....	30
3.3 Building in Saline Areas .....	31
3.4 Water and Energy Conservation .....	33
3.5 Acoustic Privacy .....	33
3.6 Acoustic Assessments .....	34
3.7 Pathways .....	34
3.8 Bus Routes .....	34
APPENDIX A: BUSHFIRE PREVENTION MEASURES .....	35





## **WELCOME TO HARRINGTON GROVE**

Build your private estate in Harrington Grove and find yourself surrounded by kilometres of natural forests, woodlands and waterways. Access the exclusive modern luxuries of the Country Club and its many recreation and social facilities.

Harrington Grove has been in the planning for over a decade. With meticulous care, it has been ecoscaped with the natural and unique features of the land in readiness for its new residents. Beautiful native woodlands have been extensively regenerated, riparian areas carefully revegetated and waterways aesthetically and functionally enhanced. The Country Club has been built with enormous forethought comprising a comprehensively equipped fitness centre, four tennis courts, a 25 metre swimming pool, a restaurant, modern function rooms and a naturally carved outdoor amphitheatre.

With the same thought and attention to detail, these Building Guidelines have been put together to help you plan your family home. The aim is to ensure that all homes in Harrington Grove are built to a fitting standard, complementing the overall estate and contributing to the creation of attractive streetscapes.

Harrington Grove is an investment not only in your future, but the future of your family and the generations to come.







## **YOUR HOME AT HARRINGTON GROVE**

We understand that your family home is one of the greatest personal investments that you will make in your life. Harrington Grove has been planned to blend with the natural environment and be a haven from the hustle and bustle. Now you can maximise the enjoyment of your home with a design that suits your family.

These building guidelines have been designed to enhance and protect the value of your home in Harrington Grove. It is important that you discuss these with your home builder or architect during the early stages of planning for your home.

Harrington Estates (NSW) Pty Ltd, the developers of Harrington Grove, is committed to encouraging and showcasing good urban design and ecologically sustainable urban residential development.

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

These building guidelines detail the mandatory building controls that apply to homes within Harrington Grove, as well as providing information and guidelines to further enhance the design of your home. Our objective is to create a pleasant living environment that is focused on a strong sense of community, and provide a variety of home types to suit the diverse community.

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 while reflecting your unique tastes and preferences.

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 reserve 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.

## 1.0 BUILDING APPROVAL PROCESS

The building plans for your home prepared by your home builder or architect must be submitted to Harrington Estates who will assess the plans for compliance with these guidelines.

After the plans are approved by Harrington Estates, they must then be submitted to Camden Council who will assess the plans for compliance with Council's building requirements.

The building plans submitted to Harrington Estates are required to include the following information:

- A site analysis plan showing:
  - a) Physical characteristics for the homesite such as slope, drainage, levels, services, etc;
  - b) Site context such as views and orientation;
  - c) Overshadowing caused by existing trees or buildings on or adjacent to the site;
  - d) Direction of prevailing winds.
- A site plan drawn to scale showing:
  - a) Dimensions and areas of the proposed home;
  - b) Setbacks to all boundaries;
  - c) Original and proposed finished ground levels;
  - d) North point and all homesite boundaries;
  - e) Driveways, parking areas and all paved areas;
  - f) The location, extent and details of construction materials for all fences;
  - g) Details of all landscaping showing the extent of all soft and hard landscaping, along with details of materials and plants;
  - h) Dimensions of private open space areas.
- A floor plan for each storey.
- An elevation for each side of the home.
- Shadow diagrams for all two storey homes and some single storey designs on the 21st June for 9am, noon and 3pm (taken 1m above the ground).
- Any fencing details not shown on the site plan.
- Details on the materials and colour of all external building materials.
- BASIX certificate.
- Builder must acknowledge Telstra Velocity Smart Wiring™ on all plans submitted.

Harrington Estates will endeavour to assess your plans within 3 working days from when they are submitted.





## 2.0 BUILDING CONTROLS

Whilst encouraging variety in housing design, these Building Guidelines promote characteristics of good design such as:

- Façades that are attractive with adequate relief to provide interest.
- Façades that are 'welcoming' and do not dominate the streetscape.
- Rooflines that are aesthetically pleasing and incorporate adequate eaves.
- Street elevations that are not dominated by garage doors.
- The provision of adequate solar access.
- Energy efficiency through passive solar design.
- High levels of amenity (daylight, outlook, privacy) from within the home and the private open space.
- The use of appropriate colours that complement the natural setting.

## 2.1 SITE PLANNING

It is very important to plan the siting of your home on your homesite. Good siting will enhance your use and enjoyment of your home. It helps protect your views and privacy, maximises solar access and takes account of the physical characteristics of your homesite.

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

## 2.2 BUILDING AREA AND SITE COVERAGE

The desired minimum floor area of homes is generally 350m<sup>2</sup> including garage areas and alfresco dining areas under the main roof line, or 400m<sup>2</sup> for Visually Prominent homesites as identified on Figure 2.15.1. A reduction of up to 30m<sup>2</sup> will be considered based on their architectural merit and streetscape appeal.

The area of the home, including detached buildings, must be no greater than 50% of the area of the homesite. This area excludes the area of access legs of battle-axe homesites. Open verandahs and covered outdoor entertaining areas with perimeter walling no higher than 1m are excluded. Garden sheds that comply with Camden Council's exempt or complying development policy are also excluded.

## 2.3 SLOPING SITES

On sloping land, the height and bulk of buildings are to be minimised and the need for cut and fill reduced by home designs that allow the building mass to step down the slope. The use of bearer and joist home construction and split level home designs are encouraged to minimise site disturbance.

- The ground levels on the homesite are not to be raised or lowered by more than 500mm.
- No cut or fill is permitted within 500mm of any homesite boundary.

## 2.4 CORNER HOMESITES

Homes on corner homesites must address both streets. The requirements for street elevations in section 2.5 apply to both street elevations. Further information and advice on addressing streets can be obtained from Harrington Estates.



## 2.5 STREET ELEVATIONS

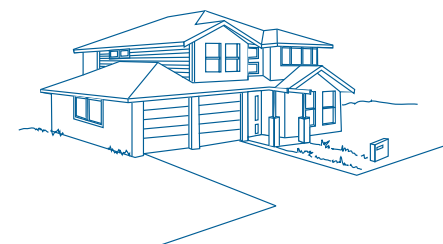
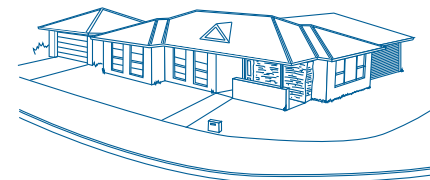
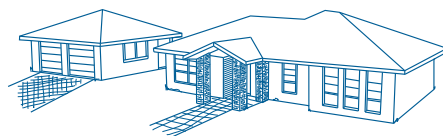
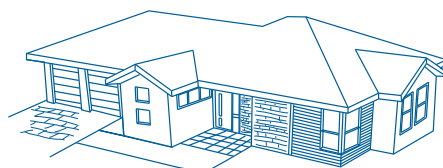
In order to achieve attractive streetscapes, it is important that your home, and those of your neighbours, are designed to present attractive elevations to the fronting streets. Homes need to address the street. In the case of corner homesites, homes need to address both streets.

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.

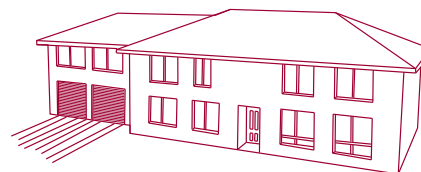
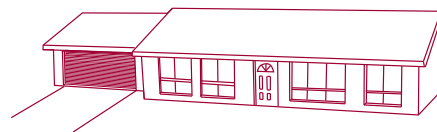
Street elevations must incorporate at least three of the following design features:

- 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; or
- g) Balcony or similar feature above garage doors.

Street elevations must present articulated roofing and an interesting, articulated façade. Refer to Figure 2.5.1.



*Figure 2.5.1. Examples of approved façades for streetscaping*



*Figure 2.5.2. Examples of non-approved façades for streetscaping*



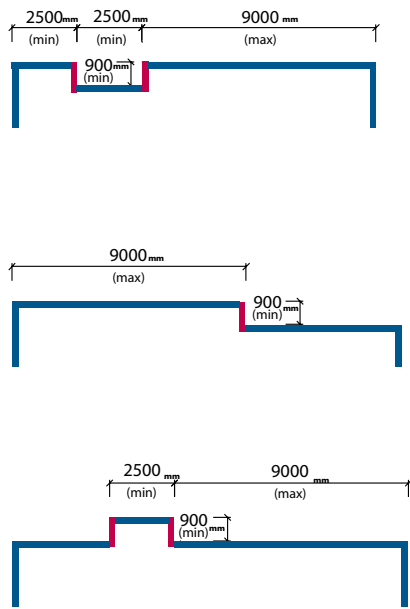


Figure 2.6.1. Examples of side walls facing street

## 2.6 STREET FAÇADES

One objective of these controls is to prevent garages protruding in front of the homes and dominating the streetscape. Another objective is to ensure that homes have attractive façades that display sufficient articulation. To achieve this, the following provisions apply.

- Garages are to be set back a minimum of 900mm from the primary building façade closest to the road. The primary building façade is defined as the most forward living space and does not include façade treatment.
- Triple garages are to have at least one garage set back a minimum distance of 900mm behind the other garages.
- Part of the front façade (excluding the garage) must be set back a minimum of 900mm from the rest 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, alone, satisfy this requirement.
- On corner homesites, no straight section of the side wall facing a street is to be longer than 9m or shorter than 2.5m. Walls longer than 9m are to have a 'step' of at least 900mm between the sections. Refer to Figure 2.6.1.
- The side wall of garages set back less than 2m are to be no longer than 9m.

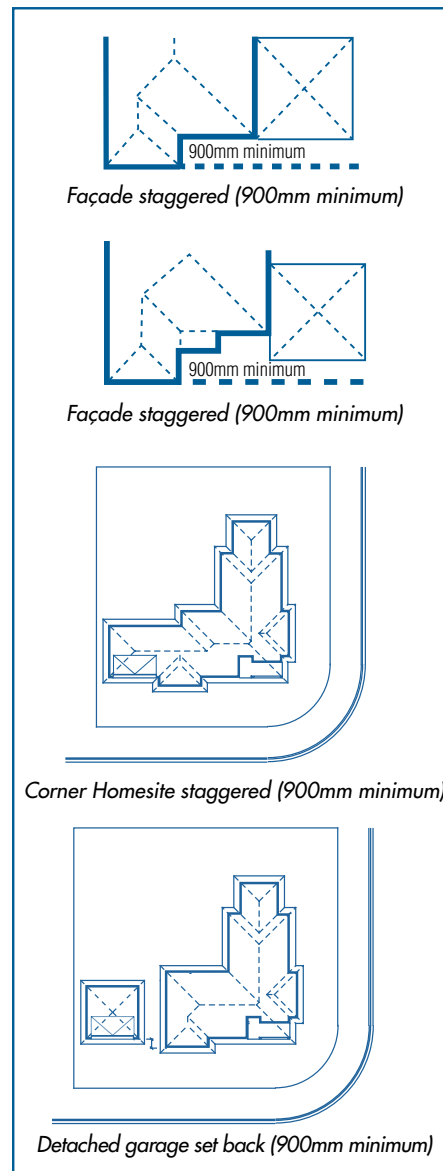


Figure 2.6.2. Façades - acceptable

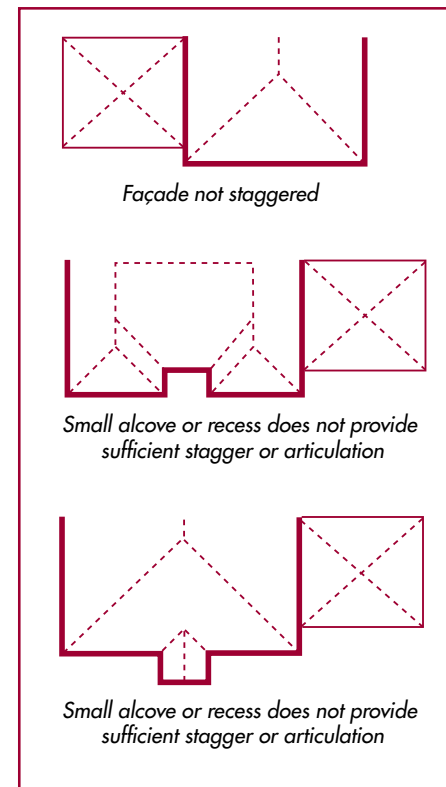


Figure 2.6.3. Façades - not acceptable

## 2.7 SETBACKS

All homes and associated structures are to be set back from the homesite boundaries in accordance with the requirements of this section.

- Minimum setbacks are shown on Figure 2.7.1, 2.7.2 and 2.7.3.
- 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. These are boundaries between the homesites and the adjacent roads. Corner homesites typically have two front boundaries and the setback requirements apply to both boundaries. Other homesites typically have one front boundary. The front boundaries of all homesites are shown in Figure 2.7.3.
- Minimum front setbacks are 4m for corner homesites and 6m for most other homesites as detailed in Figure 2.7.3.
- Setback requirements apply to garages also, as detailed below:
  - Where the minimum front setback is 4m, garages must be setback at least 5.5m.
  - Where the minimum front setback is 6m, garages must be setback at least 6.9m.
- Please note that the building form requirements may result in the garages needing to be set back further than these minimum setbacks.

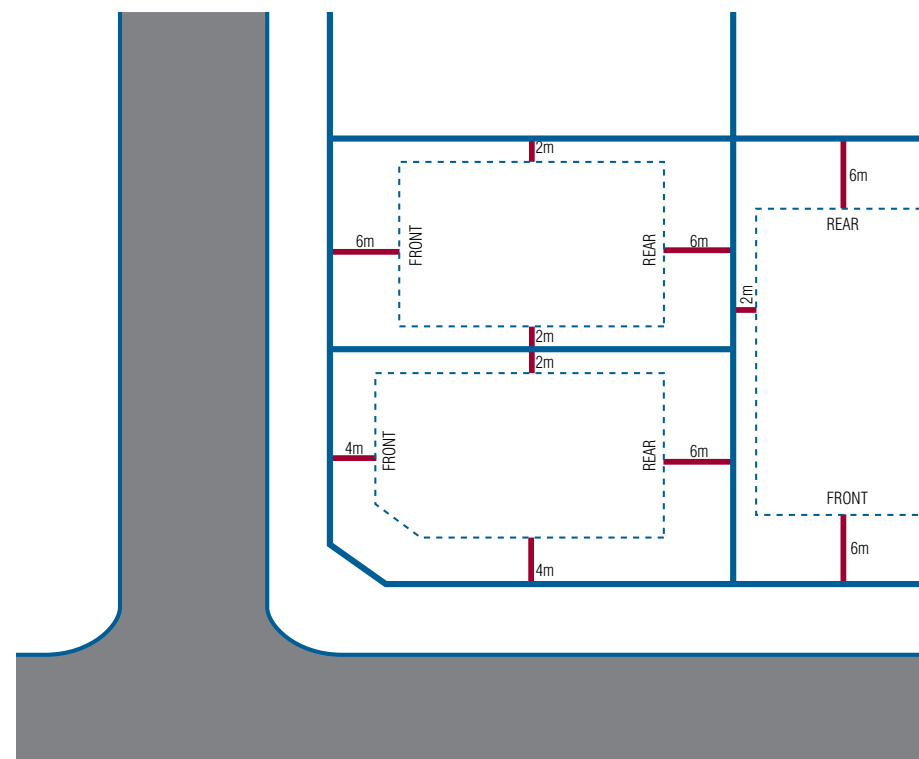


Figure 2.7.1. Typical minimum building setbacks



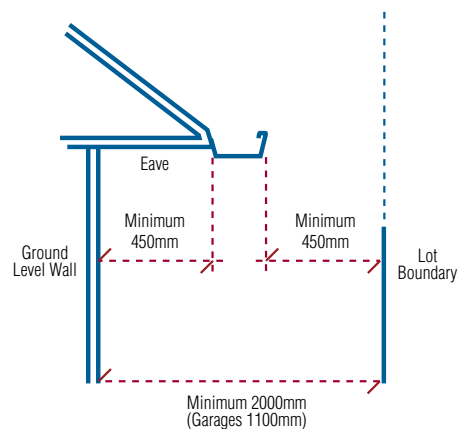


Figure 2.7.2. Side boundary setbacks

### Side Setbacks

- Side setbacks apply to the side boundaries of homesites as shown in Figure 2.7.3.
- The minimum side setback for all side boundaries is 2m.
- A reduced minimum setback of 1.1m applies to garages.
- These setbacks relate to the side walls of the home or garage. Eaves, fascias, downpipes, chimneys and gutters can be closer to the side boundary, providing that there is a minimum separation of 450mm from the boundary, as shown in Figure 2.7.2.

### Rear Setbacks

- Rear setbacks apply to the rear boundaries of homesites as shown in Figure 2.7.3.
- The minimum setback from all rear boundaries is 6m.

### Corner Homesites

- The rear and side setbacks of corner homesites are shown on Figure 2.7.3. These may be reversed to respond to the orientation and design of the home.

### Garages

- Garages are to be setback at least 5.5m from any homesite boundary fronting a street.
- Garages are to be setback at least 1.1m from any other boundary.
- Garages are to be setback at least 900mm from the primary building façade closest to the road.
- Triple garages must have at least 1 garage setback at least 900mm behind the other garages.



## LEGEND

FRONT SETBACK - 8M

FRONT SETBACK - 6M

FRONT SETBACK - 4M

REAR SETBACK - 6M

SIDE SETBACK - 2M - UNMARKED BOUNDARIES



Figure 2.7.3. Building setbacks



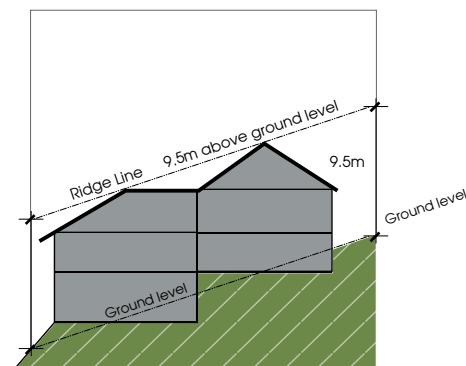


Figure 2.8.1. Building height guide

## 2.8 BUILDING HEIGHT

To maximise views and ensure blending with the natural environment, all homes are limited to a maximum height of 9.5 metres measured from the natural ground level of the residential homesite to the top of the ridgeline at the point beneath the home wall.

Homes are limited to a maximum of two storeys. A storey is defined as a space within a building that is situated between one floor level and the next floor level above, or, if there is no floor level above, the ceiling or roof above. This definition does not include an attic, mezzanine or loft.

## 2.9 LOFTS

Lofts are intended to provide flexibility in the design and location of floor space within a home, but are not intended to be an additional storey.

- Lofts are to be contained entirely within the roof pitch.
- Lofts may be used as habitable areas, but are not included in floor space calculations.
- Dormer windows and tilt up windows that are flush with the roof are permitted.

## 2.10 GARAGES

- Single car garages are to have internal dimensions of at least 3m in width and 5.5m in length.
- Double car garages are to have internal dimensions of at least 5.5m in width and 5.5m in length.
- Dimensions are to be clear of fixed internal structures such as stair cases. Refer to Figure 2.10.1.
- Garages must be located 900mm behind the primary building façade closest to the road and be set back at least 5.5m from the homesites' boundary with the road reserve. Often the garage must be set back more than this in order for the home to comply with the front setback and street façade provisions. Refer to clauses 2.6 and 2.7.
- A third garage is permitted in accordance with the provisions of clause 2.7.
- Garages may be detached from the home.
- Garage doors are to be tilt-up, panel or sectional. Roller doors are not permitted on the front of the garage.
- The width of the garage doors when viewed from the street must not exceed 50% of the width of the home.
- Garages must be constructed using 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.

- Garages may be considered forward of the front of living area of the home, providing such garages are accessed from the side and the garages have a two storey component to them. Standard building alignments as per pages 16 & 17 still apply.

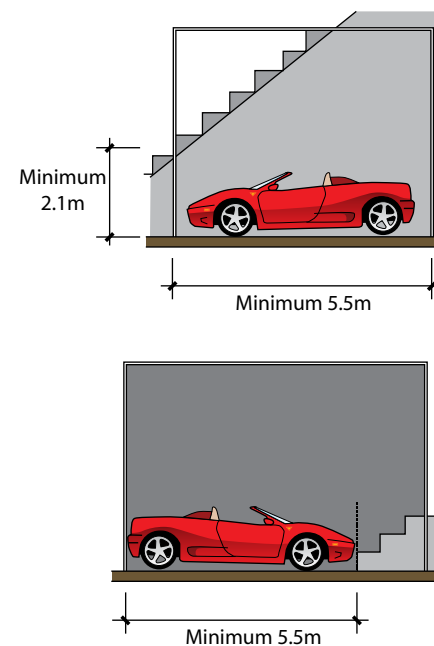


Figure 2.10.1. Garage dimension guides

## 2.11 ROOFS

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 zincalume, are not permitted.

Roofs are to be of a colour that is the same or similar to the approved colours adjacent.

A colour schedule containing samples of roof colour is to be shown on the building plans submitted for approval.

### Roof Pitch

The roof pitch should be a minimum of 22.5° and a maximum of 45°. Skillion roofs with a minimum slope of 22.5° will also be approved. Variations to the minimum roof pitch requirement can be considered where architectural merit and innovation in the building design is demonstrated.

Eaves no smaller than 450mm are to be incorporated into the building design and are required on all front and side façades.

The roof line should be articulated to follow the home façade where the step within the façade exceeds 2.5m in length and fronts a road or public reserve, i.e. corner homesites and street front. Refer to Figure 2.11.1.

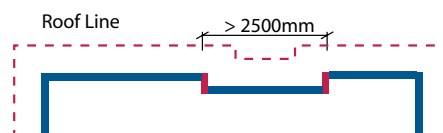


Figure 2.11.1. Roof line

### Acceptable Monier Tile Roof Colours\*

**Caper®**

**Barramundi®**

**Sambuca®**

**MochaChoc®**

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

### Acceptable Colourbond® Roof Colours

**Jasper®**

**Dune®**

**Windspray®**

**Woodland Grey®**

**Bushland®**

**Pale Eucalypt®**

**Wilderness®**

**Cottage Green®**

**Plantation®**

**Blue Ridge®**

**Deep Ocean®**

**Ironstone®**

**Night Sky®**



## 2.12 BUILDING MATERIALS

External walls of all homes should be constructed from the following materials in colours that reflect the natural environment:

- Face or rendered brickwork,
- Stone,
- Rendered concrete blocks,
- Glass, or
- Lightweight materials such as fibre cement or seamless, textured and coated materials.

The use of lightweight materials is only permitted on upper storey walls, and is to be constructed of fibre cement or other seamless, textured and coated materials.

Samples or photos of face bricks and samples of colours of painted rendered external walls are to be submitted with the building plans for approval.

## 2.13 DRIVEWAYS

- Driveways must be constructed from the garage to the road kerb prior to occupation of the home.
- Between the kerb and the boundary of the homesites the driveway is to be a consistent width between 3m and 5.5m.
- The driveway must be constructed to its full width using either a stencilled or stamped concrete, clay pavers or exposed aggregate. No portion of the driveway is to be uncoloured concrete.
- Driveways are to be sufficiently set back from side boundaries to allow effective screen planting along the boundary.
- The average grade of driveways measured from the boundary of the homesites to the garage is not to exceed 1:6.
- Driveways are to be at least 500mm clear of all drainage structures in the kerb and gutter and at least 500mm clear of fences.
- Driveways to corner homesites must be located at least 6m from the end of the curve in the kerb as shown in Figure 2.13.1.
- Driveways are not permitted in some locations. These locations are shown on Figure 3.6.

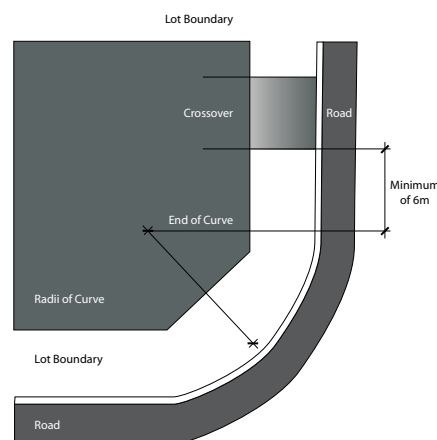


Figure 2.13.1. Corner homesite driveways







## 2.14 PRIVATE OPEN SPACE

- Each home must have private open space behind the front building line.
- The total area of private open space must be at least 80m<sup>2</sup> for homes with three or less bedrooms and 100m<sup>2</sup> for homes with four or more bedrooms.
- Each home must have at least one principal private open space directly connected to a living zone (i.e., lounge room, family room, dining room.) This space must have dimensions of at least 5m x 5m and must not have a gradient steeper than 1:15.
- On homesites steeper than 1:15, the private open space may be terraced or provided on a suspended deck with minimum dimensions of 4m x 2.5m.
- Each home must be designed so that sunlight reaches at least 50% of the principal private open space for not less than 3 hours between 9am and 3pm on 21st June. Refer to Figure 2.14.1.

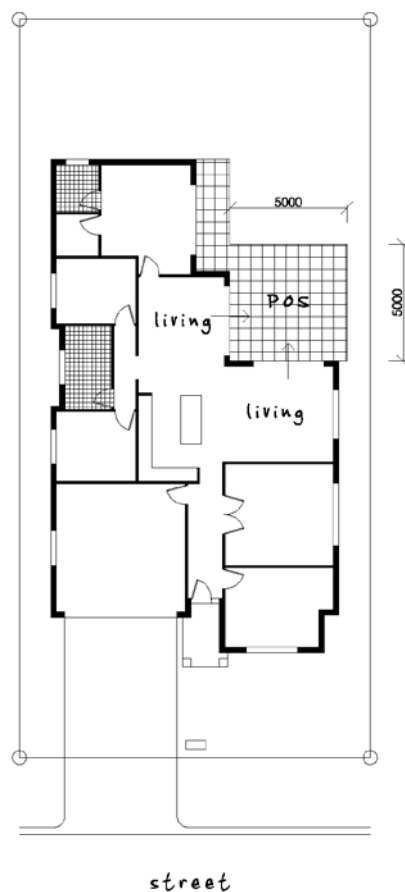


Figure 2.14.1. Example of private open space

## 2.15 SPECIAL PROVISIONS

Some homesites in this precinct require specific building controls because of their particular location and attributes. These homesites are identified on Figure 2.15.1.

Where these provisions conflict with provisions in other sections, then to the extent of any conflict, the special provisions are to apply.

### (i) Visually Prominent Homesites

Some homesites are more visually prominent because they are located within view corridors. The following provisions apply to these homesites:

- Homes are to be 2 storeys, with the upper floor area comprising at least 60% of the ground floor area.
- The total floor area of the homes is to be at least 400m<sup>2</sup>. This area includes attached garages and excludes verandahs and patios.
- Homes on corner homesites are to address both street frontages. Advice on how this is achieved can be obtained from Harrington Estates.
- Driveways to these homesites are to be located in accordance with clause 2.13.

### (ii) Heritage Link Homesites

Some homesites may impact on the visual linkages from the historic Harrington Park Homestead, which is adjacent to the precinct. Homes on these homesites are limited to a single storey. Refer to Figure 2.15.1.

### (iii) Dual frontage homesites fronting Harrington Parkway

These homesites are identified on Figure 2.15.1 and the following provisions apply:

- Homes must address both street frontages.
- Driveway access to Harrington Parkway is not permitted.
- Garages must be setback at least 20m from the Harrington Parkway boundary.
- Fencing on the Woodgrove Avenue boundary is to be no more than 1.8m high and constructed of face brick or rendered blockwork piers matching the finish of the home. Infill panels are to be constructed of face brick, rendered blockwork, decorative steel or decorative timber. Infill panels may be visually permeable.

- VISUALLY PROMINENT HOMESITES  
CLAUSE 2.15(i)
- HERITAGE LINK HOMESITES  
CLAUSE 2.15(ii)
- DUAL FRONTAGE HOMESITES  
CLAUSE 2.15(iii)



Figure 2.15.1. Special provisions homesites

## 2.16 FENCING

Fencing within Harrington Grove should be designed to reinforce property boundaries and provide security and privacy without dominating the streetscapes or natural landscapes. The materials and colours of fences should complement the home and must comply with the following provisions.

### (i) Estate Fencing

Some fences that abut roads or parks and are visually prominent will be provided by Harrington Estates as part of the development works. These fences, designated 'estate fences' are shown on Figure 2.16.1.

The following provisions apply to these fences:

- These fences will be provided at Harrington Estates' cost.
- The design of the fences will be at Harrington Estates' discretion.
- These fences cannot be altered, removed or replaced without approval from Harrington Estates.
- Information on design of these fences can be obtained from Harrington Estates.
- Internal fencing that is parallel to and located behind the estate fencing, such that the appearance of the estate fence is altered, is not permitted.

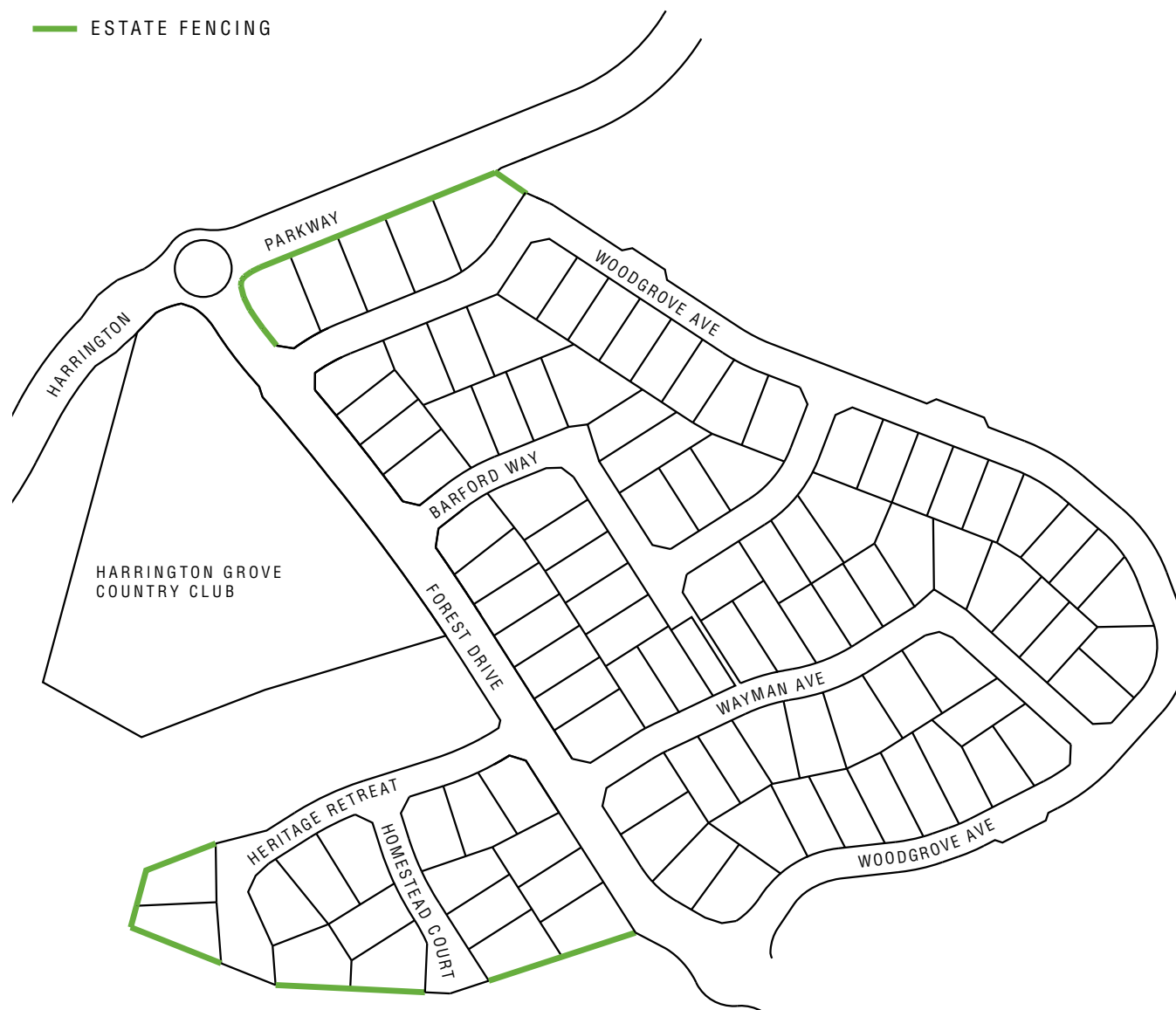


Figure 2.16.1. Estate fencing

## (ii) Front Fencing

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

- Fencing along the front boundary is limited to a maximum height of 1m from finished ground level, including cases where front fencing is located on top of a retaining wall. Piers with a maximum dimension of 500mm x 500mm are permitted to a maximum height of 1200mm.
- Where the fence is located on top of a retaining wall, the total height of the fence and wall, measured from the finished ground level on the verge side, is not to exceed 1m.
- Details of the fence, including proposed design, materials and colours are to be submitted for approval with the building plans.
- Fencing is to be constructed of face brick, rendered brick or rendered blockwork piers with visually permeable infill panels of landscaping, decorative steel, wrought iron or timber pickets. Panels are to be at least 70% visually permeable. Fences constructed entirely of timber pickets, palings or materials of similar appearance are not permitted. Refer to Figures 2.16.2, 2.16.3 and 2.16.4.



Figure 2.16.2. Front fencing with infill panels



Figure 2.16.3. Face brick piers with picket



Figure 2.16.4. Rendered brick with decorative steel

## (iii) Side and Rear Fencing between Homesites

Fencing on common boundaries between homesites must comply with these provisions:

- Fencing on side boundaries is limited to:
  - a) 1m in height from the front boundary to 1m behind the front building façade closest to the side boundary, and
  - b) 1.8m in height from 1m behind the front building façade closest to the side boundary. Refer to Figure 2.16.5.
- Fencing on rear boundaries is limited to 1.8m in height.
- Fencing along the side and rear common homesite boundaries is to be constructed:
  - a) of pre-painted sheet steel fencing or masonry materials where a fence height limit of 1.8m is permitted, and
  - b) in accordance with the front fencing requirements where a fence height limit of 1m is permitted. Refer to section 2.16 (ii).
- For side or rear fencing on corner homesites, refer to section 2.16 (iv).
- The colour of common homesite boundary fencing is to be generally consistent with the natural surrounds. Masonry fencing is to be in context with the dwelling and pre-painted sheet steel fencing is to be similar to those specified in the table on the right from the Colorbond® range.
- The colour and materials of fencing are to be shown on the building plans submitted.

Figure 2.16.5. Common boundary fencing

## Approved Colourbond® Fencing Colours

Riversand®

Grey Ridge®

Teatree®

Meadow®

Willow®

Evergreen®

Hedge®



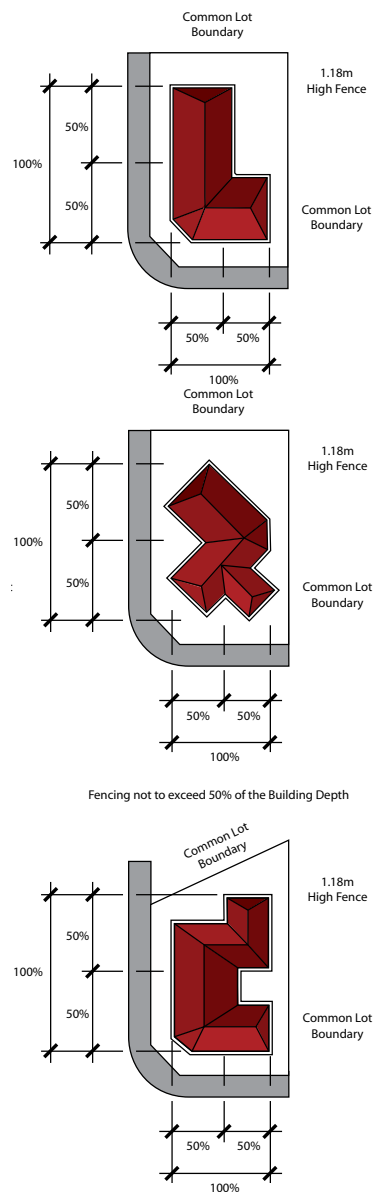


Figure 2.16.6. Lot fencing on corner lots

#### (iv) Corner Homesite Fencing

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

- Fencing over 1m in height along the lot boundary abutting a road reserve or park or reserve (permitted up to 1.8m) is:
  - not to exceed more than 50% of the length of the home fronting that road boundary (measured in accordance with Figure 2.16.6), and
  - only permitted on one street frontage per corner homesite.
- Fencing abutting a road reserve or park or reserve is to be constructed of:
  - Face brick, rendered brick or rendered blockwork, or
  - Face brick, rendered brick or rendered blockwork piers with infill panels of landscaping, decorative steel, wrought iron, decorative timber or brushwood, or
  - Brushwood.
- Where 1.8m corner homesite fencing abutting a road reserve is constructed on top of a retaining wall, the total height of the front fence and retaining wall (measured from ground level on the verge side) is not to exceed 1.8m in height. Fencing is permitted to a height of 1.8m above a retaining wall provided the fence is set back a minimum of 500mm from the fascia of the retaining wall. Refer to Figure 2.16.8.

- Fencing on common homesite boundaries for corner homesites is limited to a height of 1.8m. The provisions of section 2.16 (iii) apply to these fences.

- Pre-painted sheet steel fencing along side and rear common homesite boundaries on corner homesites is not to extend past a point measured to be 2.9m behind the minimum building setback for the corner homesite. Fencing forward of this point is to be constructed of face brick, rendered brick or rendered blockwork with or without visually permeable infill panels of landscaping, decorative steel, wrought iron, brushwood, or decorative timber. Refer to Figure 2.16.7.

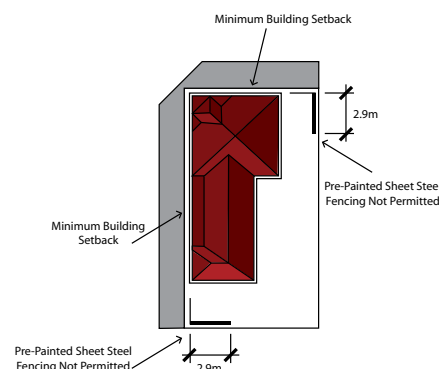


Figure 2.16.7. Pre-painted sheet steel fencing on common lot boundaries

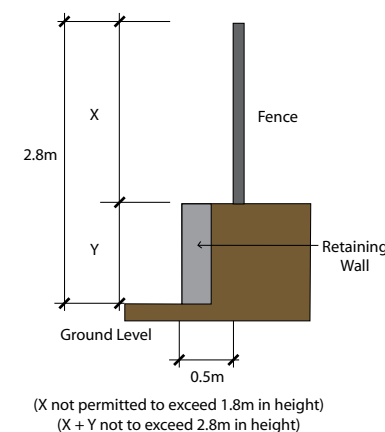
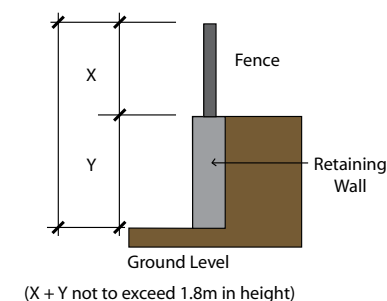


Figure 2.16.8. Lot fencing abutting a road reserve on a retaining wall

#### (v) 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:
  - a) limited to a maximum height of 1.8m, and
  - b) to be set back a minimum of 1m behind the building façade fronting the street and closest to the homesite boundary.
- Return fencing is to be constructed from the same or similar materials as the home.
- Gates located in the return fencing are to be constructed of decorative steel, wrought iron, brushwood or decorative timber.
- Gates painted with bold primary colours are not permitted.
- Return fencing may be constructed from pre-painted sheet steel where the distance is less than 3m to the boundary, and a minimum of 10m behind the building line (maximum height 1.8m). Refer to Figure 2.16.9.

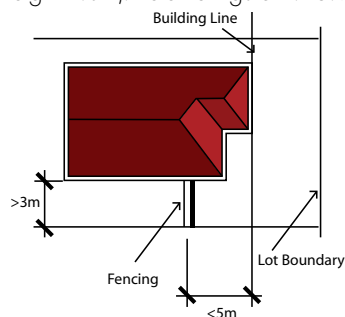


Figure 2.16.9. Return fencing permitted to be constructed from pre-painted sheet steel

### 2.17 GRANNY FLATS AND STUDIOS

Only one home can be built on a homesite with the exception of granny flats and studios that comply with the following provisions:

- The floor area of the granny flat or studio is not to exceed 60m<sup>2</sup>.
- The granny flat or studio must comply with the 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 use by the granny flat or studio.
- The granny flat or studio is to be of similar appearance in materials and finishes to the main home.
- The granny flat or studio is to be attached to, or contained within, the main home.

### 2.18 AIR CONDITIONERS

- Roof mounted air conditioners are not permitted.
- Air conditioning condenser units are to be located on the ground floor and are not to be visible from the street.

### 2.19 ROOFTOP STORAGE TANKS

Rooftop storage tanks associated with solar heating systems are to be located at the rear of the roof, out of view from the street and public open space areas, or within the roof cavity.

### 2.20 TV ANTENNAS

Free-to-air television is available through the fibre optic network provided throughout the estate by Telstra.

TV antennas are not required, but if installed, must not be visible from other homesites or from any public street.

### 2.21 SATELLITE DISHES

Satellite dishes are permitted providing they comply with the following provisions:

- Dishes must not be larger than 900mm in diameter.
- Dishes must be located, or screened, so they are not visible from the homesite's primary street.
- Dishes should be located to minimise the visual impact from adjoining homes.

### 2.22 LETTERBOXES

- All homes are to have a letterbox that is consistent with the materials of the home.
- The letterbox is to be located no further forward than the boundary of the homesite.

### 2.23 OUTBUILDINGS

- Any outbuilding in excess of 10m<sup>2</sup> must be of the same architectural form as the main dwelling and be constructed of the same material. Such outbuildings must be contained within the building envelope.

### 2.24 TELSTRA SMART COMMUNITY®

- Telstra Smart Community® is a Telstra initiative whereby Telstra works with the property developer to ensure that your home is provided with; high speed broadband internet connection (up to 100Mbps), crystal clear television reception, free to air Digital TV, Foxtel, and multiple fixed telephone lines.
- When you move into your new home, you will receive a Welcome Pack\* which includes a gift, a welcome letter, copies of information on Telstra products as well as information on how to contact the Telstra Smart Community® Customer Service staff.

\* Welcome gift from Telstra Smart Community® to eligible customers may vary in content.



### **3.0 ENVIRONMENTAL ELEMENTS**

#### **3.1 LANDSCAPING**

At Harrington Grove, we understand that landscaping plays a crucial role not only in setting the tone for the estate, but in expressing the character of your family home. With careful planning and intelligent landscape management, you can make your home not only beautiful, but functional too. We encourage homeowners to create a landscape that allows creative expression without posing a danger to native plants or wildlife.

In order to create attractive streetscapes, it is important that gardens are landscaped to a high standard and that the landscaping is done soon after the homes are built. It is also important for homeowners that their private open space is of sufficient size, (refer to Private Open Space 2.14), accessible and receives sufficient sunlight.

The following provisions relating to landscaping apply:

### Landscaping

- All parts of the homesite not built on or paved are to be landscaped with landscape materials such as turf, groundcover, garden beds, shrubs and trees.
- No more than 40% of the homesite between the front façade and the street boundary is to be paved.
- No more than 65% of the homesite can be impervious surfaces. These include roofs, paved pathways and driveways. Swimming pools are not included.
- All parts of the homesite not built on are to be landscaped using acceptable landscaping materials 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.
- The landscaping of front gardens is an important element in the making of attractive streetscapes. Homeowners are encouraged to landscape their gardens to a high standard to complement the homes in the estate.

- 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.
- Some plants are poisonous, propagate too readily, have invasive root systems and cause allergies, and therefore have been declared noxious. Other plants are suitable given the estate's location and climate.

Plants that are encouraged as examples that suit the estate's climate, location and environment are listed in the Harrington Grove Landscape Design Booklet, available from Harrington Estates.



*Betula pendula* - Silver Birch



*Clematis aristata* - Native Clematis





*Hymenosporum flavum* -  
Native Frangipanni



*Camellia japonica* -  
Camellia



*Callistemon viminalis* -  
Red Flowering Bottlebrush



*Agave attenuata* -  
Agave

### Below are some examples of plants that are encouraged:

*Hymenosporum flavum* - Native Frangipanni  
*Camellia japonica* - Camellia  
*Callistemon viminalis* - Red Flowering Bottlebrush  
*Agave attenuata* - Agave  
*Betula pendula* - Silver Birch  
*Clematis aristata* - Native Clematis

### The following plants are not encouraged:

*Acacia baileyana* - Cootamundra Wattle  
*Acacia podalyriifolia* - Mt Morgan Silver Wattle  
*Acer negundo* - Box Elder  
*Syagrus romanzoffianum* - Cocos Island or Queen Palm  
*Asparagus densiflorus cv Myers* - Fox Tail Fern  
*Asparagus densiflorus cv Sprenger* - Climbing Asparagus  
*Buddleia davidii* - Butterfly Bush or Summer Lilac  
*Crocsmia x crocosmiiflora* - Monbretia  
*Cytisus scoparius* - Scotch or common broom  
*Lantana camara hybrids* - Lantana hybrids  
*Lilium formosanum* - Formosa Lily  
*Thunbergia alata* - Black Eyed Susan  
*Acer pseudoplatanus* - Sycamore maple  
*Hedera helix* - English Ivy  
*Ilex aquifolium* - Common Holly  
*Tecoma stans* - Golden Bells  
*Zantedeschia aethiopica* - White arum lily  
*Coprosma repens* - Mirror plant  
*Platanus* - hybrid plane tree  
*Populus var* - Populars

### The following plants are not permitted:

#### Trees

*Olea europaea subsp. africana* - African Olive  
*Cinnamomum camphora* - Camphor Laurel  
*Erythrina crista-galli* - Cocks Comb Coral Tree  
*Acacia Karoo* - Karoo Thorn  
*Miconia spp.* - Miconia  
*Ligustrum lucidum* - Large Leaf Privet  
*Toxicodendron succedanium* - Rhus Tree  
*Salix spp.* (except *S. babylonica*;  
*S. calodendron* & *S. reichardtii*) - Willows

#### Shrubs

*Chrysanthemoides monilifera* - Bitou Bush  
*Genista monspessulana* - Cape Broom  
*Senna pendula* - Cassia  
*Cestrum parqui* - Green Cestrum  
*Kochia scoparia* (except *K. scoparia subsp. Tricophylla*) - Kochia  
*Lantana camara* - Lantana (red or pink)  
*Ochna serrulata* - Ochna  
*Cytisus scoparius* - Scotch / English Broom  
*Chromolaena odorata* - Siam Weed  
*Ligustrum sinense* - Small Leaf Privet

#### Vines And Scramblers

*Rubus fruticosus* - Blackberry  
*Asparagus asparagoides* - Bridal Creeper  
*Delairea odorata* - Cape Ivy  
*Macfadyena unguis-cati* - Cats Claw Creeper  
*Asparagus plumosus* - Climbing Asparagus  
*Ipomea cairica* - Coastal Morning Glory  
*Anredera cordifolia* - Madeira Vine  
*Ipomea indica* - Morning Glory  
*Araujia hortorum* - Moth Vine

#### Herbs

*Centaurea nigra* - Black Knapweed  
*Orobanche spp.* (except *O. minor* and *O. cernua var Australiana*) - Broomrape  
*Nephrolepis cordifolia* - Fishbone Fern  
*Harrisia spp Harrisia cactus*  
*Hieracium spp.* - Hawkweeds  
*Equisetum spp.* - Horsetail  
*Parthenium hysterophorus* - Parthenium Weed  
*Parietaria judacia* - Pellitory / Asthma Weed  
*Opuntia spp.* (except *O. ficus indica*) - Prickly Pears  
*Hypericum perforatum* - St Johns's Wort  
*Centaurea maculosa* - Spotted Knapweed  
*Tradescantia albiflora/Tradescantia fluminensis* - Trad

#### Grasses

*Arundo donax* - Giant Reed  
*Nassella tenuissima syn Stipa tenuissima* - Mexican feather grass  
*Cortaderia spp.* - Pampas Grass  
*Phyllostachys spp.* - Rhizomatus Bamboo  
*Paspalum quadrifarium* - Tussock Paspalum

#### Aquatic Weeds

*Alternanthera philoxeroides* - Alligator Weed  
*Cabomba spp.* (except *Cabomba furcata*) - Cabomba  
*Lagarosiphon major* - Lagarosiphon  
*Ludwigia peruviana* - Ludwigia  
*Ludwigia longifolia* - Longleaf Willow Primrose  
*Salvinia molesta* - Salvinia  
*Gymnocoronis spilanthoides* - Senegal Tea Plant  
*Eichornia crassipes* - Water Hyacinth  
*Pistia stratiotes* - Water Lettuce

### 3.2 BUSHFIRE PLANNING

While the natural surroundings of Harrington Grove provide a beautiful and peaceful place to live, the expanse of woodland and natural foliage can potentially create a bushfire risk in dry times.

The estate has been planned, and is being continually developed in accordance with the adopted Bushfire Management Plan. This Plan identifies the bushfire hazards over the estate and prescribes measures to mitigate the risk. Some of these measures, such as the provision of asset protection zones along the boundaries of the bushland, have been incorporated into the development.

Bushfire risks can be further mitigated by ensuring that the method and materials of construction of the homes are appropriate. Australian Standard AS3959 deals with the construction of buildings in bushfire-prone areas and details the construction requirements for bushfire risk levels. These risk levels range from level 1 through to levels 2 and 3, then to the flame zone.

Figure 3.2 shows the construction levels required for AS3959 over the precinct. Homes must be constructed in accordance with the requirements of AS3959 for the specified construction level.

The table in 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 AS3959 to ensure that your home is designed and built in full accordance with its provisions.



Figure 3.2. Bushfire construction level AS3959



### 3.3 BUILDING IN SALINE AREAS

Salt occurs naturally in the soils of Sydney, though the concentration may vary depending on factors such as topography, location and slope of the land. These salts can lead to deterioration and damage to buildings if appropriate measures are not taken during construction.

Similarly, the pH or acidity of soils varies naturally and can result in damage to buildings. These soils can be aggressive to the concrete and steel used in homes.

A geotechnical investigation has been undertaken to identify the salinity and acidity of the soils in Harrington Grove. Some soils are slightly saline or mildly aggressive as shown in Figures 3.3a and 3.3b.

To reduce the long term impact of salts and acid on homes in Harrington Grove, the following building controls apply, which are consistent with Camden Council's Policy No. 1.15 – Building in Saline Prone Environments.

- Slightly Saline and Non Saline Areas:
  - a) The design of driveways and verge areas are to facilitate the effective drainage of surface water and avoid excessive concentrations of run-off or ponding.
  - b) Masonry buildings are to include the installation of a brick damp course that cannot be bridged internally or externally.
  - c) Landscaping is not to be placed against masonry walls where it could allow bridging of the damp course.

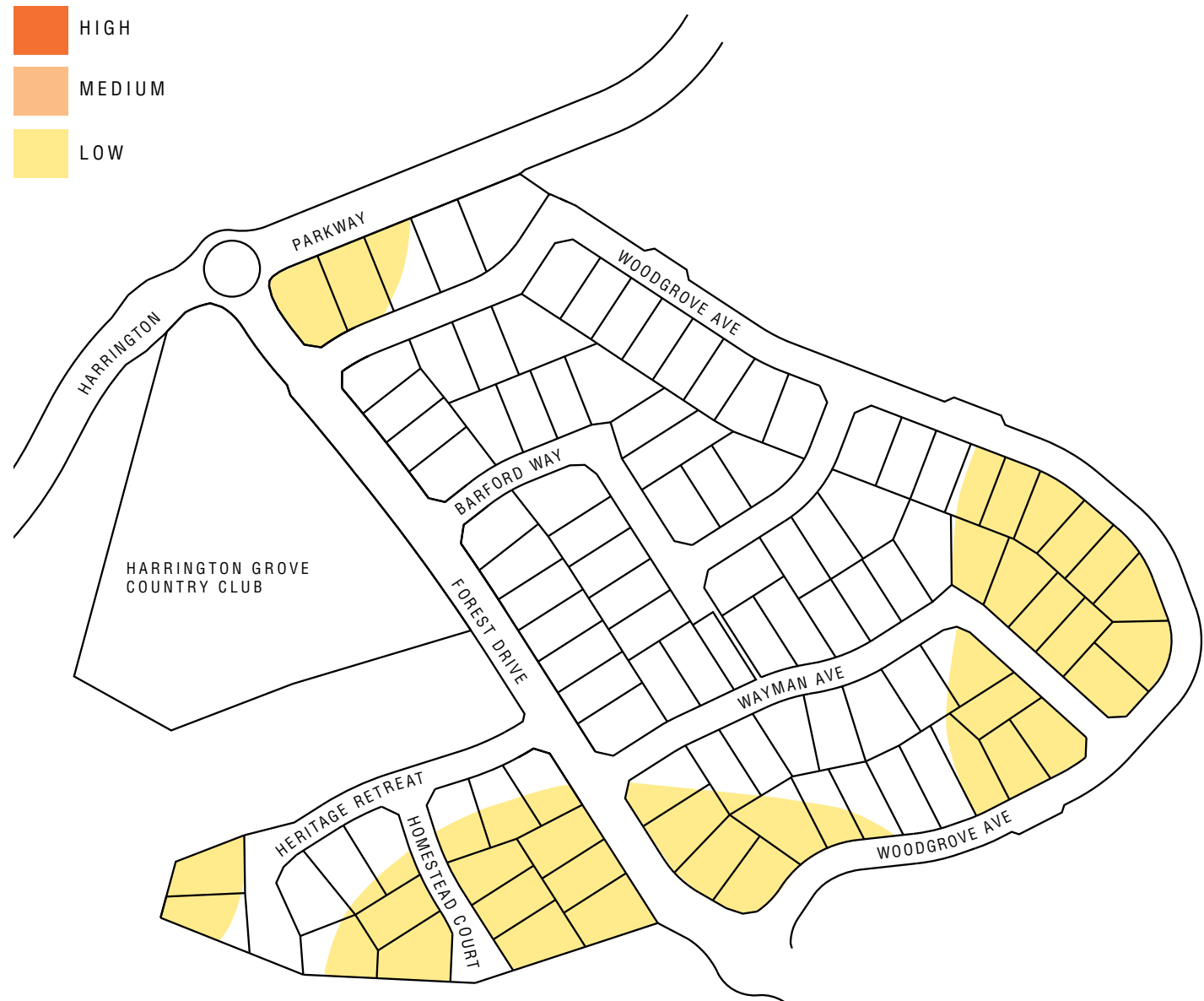


Figure 3.3a Natural salinity levels



- Areas with Aggressivity to Concrete and Steel:

a) A bedding layer of sand with a minimum depth of 50mm is to be provided underneath the concrete slab.

b) A membrane of thick plastic (damp-proof as opposed to vapour-proof) is required under the concrete slab to provide a moisture barrier and drainage layer to restrict capillary action.

c) The damp-proof membrane is to be extended to the outside face of the external edge beam, up to the finished ground level.

d) A concrete strength of 32 MPa or sulphate-resisting cement with a water cement/ratio no greater than 0.5 is to be used.

e) High-grade saline resistant materials are to be used in all underground service lines.

f) The minimum concrete cover to steel reinforcement is to be:

- 50mm from unprotected ground, or
- 30mm from a membrane in contact with the ground, or
- 50mm for strip footings and beams (with or without a damp proof membrane).

g) Concrete slabs are to be vibrated and then cured for a minimum of 3 days.



Figure 3.3b Soil Aggressivity

### 3.4 WATER AND ENERGY CONSERVATION

- All homes are to include rainwater tanks in accordance with Camden Council's requirements.
- All homes are to comply with the requirements of BASIX in respect to water and energy conservation.

### 3.5 ACOUSTIC PRIVACY

Everyone wants to enjoy their home without being disturbed by noisy neighbours. Transmission of noise from a home can be reduced by the 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 are not to abut bedrooms of adjacent homes where possible.

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



### 3.6 ACOUSTIC ASSESSMENTS

Some homesites situated near Harrington Park require an acoustic assessment of the proposed home to be prepared. This assessment is required to ensure that the proposed home provides sufficient acoustic shielding to the private open space. The assessment will need to show that the noise levels within the home and in the private open space comply with Camden Council's requirements. The homesites that are affected are shown on Figure 3.6.

### 3.7 PATHWAYS

Sharepaths and footpaths will be provided by Harrington Estates in the locations shown on Figure 3.6.

### 3.8 BUS ROUTES

The provision of bus services is subject to the private bus operators that service the region. It is intended that bus services will operate on the roads shown on Figure 3.6.

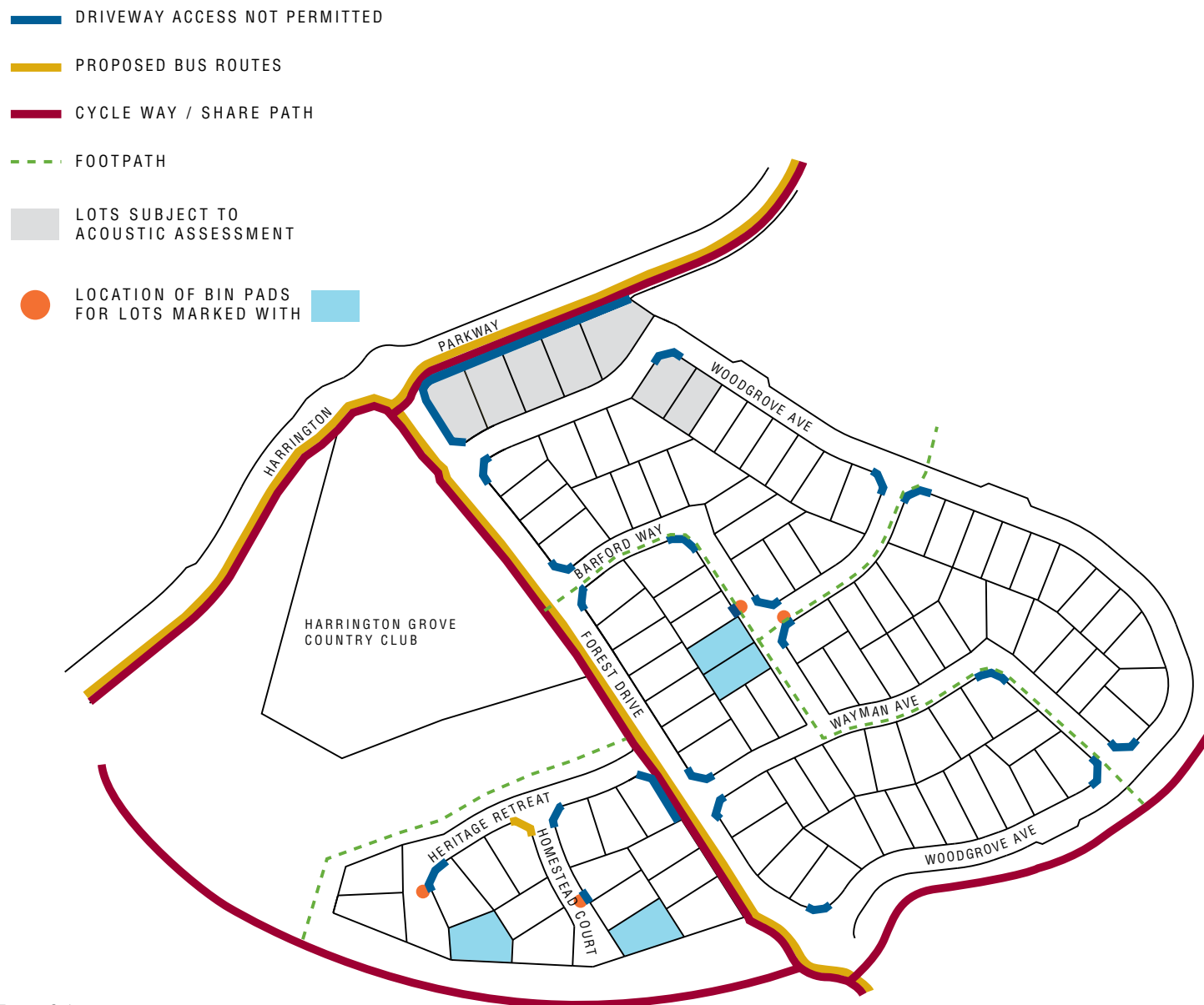


Figure 3.6.

## APPENDIX A: BUSHFIRE PREVENTION MEASURES

### SUMMARY OF AS3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS

Source: RFS (2006)

Note: This is a summary and does not include all requirements under AS3959.

	FLOORING SYSTEMS	SUPPORTING POSTS, COLUMNS, STUMPS, PIERS AND POLES	EXTERNAL WALLS
<b>FLAME ZONE</b> Note: Reference to additional site requirement will be necessary for this category. For example; water supply, access, shielded egress	All floors are to be fully enclosed with a non-combustible material	All floors are to be fully enclosed with non-combustible material. All other posts on attached or adjacent structures shall be non-combustible	<ul style="list-style-type: none"> <li>External walls shall not include any combustible material</li> <li>Additional radiant heat protection such as non-combustible fencing or shielding and or a drenching water system</li> </ul>
<b>LEVEL 3 CONSTRUCTION</b>	As per level 2 except for open subfloors, where timber floor framing is required to be fire retardant	As per level 2 except for timber in unenclosed floor spaces, which shall be fire retardant treated to full height	As per level 2
<b>LEVEL 2 CONSTRUCTION</b>	As per level 1	As per level 1	As per level 1 except: <ul style="list-style-type: none"> <li>PVC cladding is not permitted;</li> <li>External timber wall cladding shall be of fire retardant-treated timber</li> </ul>
<b>LEVEL 1 CONSTRUCTION</b>	<ul style="list-style-type: none"> <li>Concrete slab on ground</li> <li>Enclosed suspended floors - no requirements</li> <li>Open subfloors;</li> </ul> Bearers less than 600mm above ground require either the floor frame to be protected by non-combustible sheets or timber floor frame to be fire retardant	<ul style="list-style-type: none"> <li>Non-combustible</li> <li>Fire retardant treated timber treated up to 400mm above finished ground level</li> <li>Timber mounted on galvanised metal shoes that provide a clearance of 75mm above finished ground or paving</li> </ul>	Must have an external leaf with either one or a combination of; <ul style="list-style-type: none"> <li>Masonry, concrete, pise, rammed earth or stabilised earth</li> <li>A frame wall that incorporates either a sarking or insulation material immediately behind the cladding</li> <li>A wall of timber logs gauge planed and the space between the logs sealed to prevent burning debris and to allow for building movement. Combustible leaf or cladding must be greater than 400mm above finished ground</li> </ul>

## SUMMARY OF AS3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS

Source: RFS (2006)

Note: This is a summary and does not include all requirements under AS3959.

	VENTS AND WEEPHOLES	EXTERNAL DOORS	WINDOWS
<b>FLAME ZONE</b> Note; Reference to additional site requirement will be necessary for this category. For example; water supply, access, shielded egress	As per level 3	As per level 3 except that non-combustible shutters or glazing constructed to withstand 40kw/m <sup>2</sup> radiant heat exposure for 3 minutes shall be provided on the elevation exposed directly to the hazardous vegetation	Note: A vertical dormer window or clerestory is regarded as a normal window, not a rooflight <ul style="list-style-type: none"> <li>External walls shall not include any combustible material</li> <li>Additional radiant heat protection such as non-combustible fencing or shielding and or a drenching water system</li> </ul>
<b>LEVEL 3 CONSTRUCTION</b>	As per level 2	As per level 2 except that;: <ul style="list-style-type: none"> <li>Timber doors shall be fire retardant treated timber or covered in a non-combustible covering</li> <li>OR protected with non-combustible shutters</li> <li>OR shall be solid core having a thickness of not less than 35mm</li> <li>Sliding glass doors may be treated as for windows</li> <li>If glazing panels are incorporated they shall be of toughened glass</li> </ul>	As per level 2 except where windows are not protected by non-combustible shutters they shall be glazed with toughened glass
<b>LEVEL 2 CONSTRUCTION</b>	As per level 1 except that aluminium shall not be used.	As per level 1 except that aluminium shall not be used  If leadlight glazing panels are incorporated in the doors, they shall be protected by shutters constructed of a non-combustible material or of toughened glass	As per level 1 except that aluminium shall not be used. In addition, timber shall be fire retardant-treated except where protected by non-combustible shutters. Leadlight windows are to be protected by shutters.
<b>LEVEL 1 CONSTRUCTION</b>	Vents and weepholes shall be protected with spark guards made from 1.8mm mesh that is either; <ul style="list-style-type: none"> <li>Aluminium</li> <li>Bronze</li> <li>Corrosion resistant steel</li> </ul>	External doors shall be fitted with; <ul style="list-style-type: none"> <li>Draught excluders, and</li> <li>Tight fitting door screens fitted with;               <ul style="list-style-type: none"> <li>Aluminium</li> <li>Bronze</li> <li>Corrosion resistant steel</li> </ul> </li> </ul>	Openable windows shall be screened with mesh max. aperture 1.8mm that remains in place while the window is open; <ul style="list-style-type: none"> <li>Aluminium</li> <li>Bronze</li> <li>Corrosion resistant steel ground</li> </ul>



# SUMMARY OF AS3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS

Source: RFS (2006)

Note: This is a summary and does not include all requirements under AS3959.

	ROOFS	ROOF LIGHTS	VENTILATORS
<b>FLAME ZONE</b> Note; Reference to additional site requirement will be necessary for this category. For example; water supply, access, shielded egress	As per level 3	As per level 3 except that glazing shall be required to withstand 40kw/m <sup>2</sup> radiant heat exposure for 3 minutes <small>Note; A vertical dormer window or clerestory window is regarded as a normal window, not a rooflight</small>	As per level 3 except that roof ventilators shall not be permitted on the plane of the roof nearest to the unmanaged vegetation
<b>LEVEL 3 CONSTRUCTION</b>	As per level 2 except that fibre-reinforced cement or aluminium shall not be used	As per level 2	As per level 2
<b>LEVEL 2 CONSTRUCTION</b>	As per level 1 except that all roof sheeting shall be non-combustible and sarked	As per level 1 except that rooflight glazing shall be of wired glass  Thermoplastic or toughened glazing shall not be used	As per level 1
<b>LEVEL 1 CONSTRUCTION</b>	Sheeted roofs – only metal or fibre-cement sheet shall be used. Gaps are to be sealed or protected by; <ul style="list-style-type: none"> <li>Fully sarking the roof (sarking must have a flammability index of not more than 5) or</li> <li>Providing corrosion resistant steel or bronze mesh, profiled metal sheet, neoprene seal, compressed mineral wool or similar material.</li> <li>Rib caps and ridge caps shall be sealed using methods outlined in the AS3959</li> <li>Tiled roofs shall be provided with sarking</li> <li>Shingles and shakes shall not be used</li> <li>All roofing shall be noncombustible</li> </ul>	All penetrations of the roof space for the installation of roof lights and associated shafts shall be sealed with a non-combustible sleeve or lining  Thermoplastic sheet in a metal frame may be used for a roof light, but in a diffuser installed at ceiling level shall be wired or toughened glass in a metal frame.  Vented rooflights shall be provided with corrosion resistant steel or bronze mesh.	All components must be non-combustible and shall be protected against the entry of sparks and embers with corrosion resistant steel or bronze mesh.



## SUMMARY OF AS3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS

Source: RFS (2006)

Note: This is a summary and does not include all requirements under AS3959.

	VERANDAHS AND DECKS	SERVICE PIPES (Water & Gas)	GUTTERS AND DOWNPIPES	FASCIAS	EAVES	ROOF-MOUNTED EVAPORATIVE COOLING UNITS
<b>FLAME ZONE</b> Note: Reference to additional site requirement will be necessary for this category. For example; water supply, access, shielded egress	As per level 3 except all materials shall be non-combustible including treads risers, balustrades and any other attachments on the side of the home exposed to the unmanaged vegetation	As per level 3	As per level 3	As per level 3 except that all materials shall be non-combustible	As per level 3 except that all materials shall be non-combustible	As per level 3 except that roof mounted evaporative cooling units shall not be permitted on the plane of the roof nearest to hazardous vegetation
<b>LEVEL 3 CONSTRUCTION</b>	As per level 2 except that all materials shall be non-combustible or where timber is used, it shall be fire-retardant-treated including any balustrades	As per level 2	As per level 2	As per level 2 except that no fibre-reinforced cement or aluminium sheet shall be used	As per level 2 except that aluminium shall not be used	As per level 2
<b>LEVEL 2 CONSTRUCTION</b>	As per level 1, except that if spaced decking is used, it shall be non-combustible or fire-retardant-treated timber	As per level 1	As per level 1	Fascias are to be either non-combustible or fire-retardant treated timber	As per level 1 except that all timber eaves, lining and joining strips shall be of fire-retardant treated timber	As per level 1 except that the case of the evaporative cooler shall be of non-combustible material
<b>LEVEL 1 CONSTRUCTION</b>	No timbers shall be allowed to directly connect with the remainder of the dwelling SUSPENDED SLAB: supported by posts, columns, stumps, piers and poles that are protected by non-combustible material SHEET OR TONGUE AND GROOVE FLOOR: is acceptable where bearer is greater than 600mm above ground SPACED DECKING: shall have a clearance of at least 5mm between adjacent timbers.	All exposed piping, for water and gas supplies, shall be of metal.  Pipes of other materials shall be buried to a depth of at least 300mm below finished ground level	Any materials or devices used to stop leaves collecting in the gutters shall have a flammability index of not greater than 5 when tested in accordance with AS1530.2	No requirements	Eaves shall be enclosed and the fascias or the gaps between the rafters shall be sealed	Roof mounted evaporative cooling units shall only be used if openings to the cooling unit are encased in corrosion resistant steel or bronze mesh





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See contract for conditions

