



# BUILDING CONTROLS AND GUIDELINES



WHERE **ACREAGE LIVING** AND A  
**COSMOPOLITAN LIFESTYLE** MEET.  
INSPIRED LIVING AT **HARRINGTON GROVE.**

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Harrington Grove Country Club



Magnolia Club



Michelia Club

## **WELCOME TO HARRINGTON GROVE**

Build your private equine estate in The Stables of Camden and join the unique community that is Harrington Grove. Here you will find yourself surrounded by kilometres of natural forests, woodlands and waterways. Access the exclusive modern luxuries of the three Harrington Grove clubs and their many recreational and social facilities.

Harrington Grove has been in the planning for over a decade. With meticulous care, it has been crafted 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. At the heart of Harrington Grove is the Country Club 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.

Complementing the Country Club are the Magnolia and Michelia Clubs. Each of these facilities include a swimming pool, tennis court and luxurious grounds for the exclusive use of residents and their guests.

In addition to all of these amenities, The Stables provides exclusive access to 1.8km of bridle trails, private stables, paddocks and an arena.

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.





# THE STABLES

OF CAMDEN



## **YOUR EXCLUSIVE RURAL RETREAT WITHIN HARRINGTON GROVE**

Harrington Estates welcomes you to The Stables of Camden. The Stables is the last land release in Harrington Grove. Soon Harrington Grove will be complete - a community celebrated and nationally recognised, for its outstanding community planning and design, development and sustainability.

Nestled at the base of One Tree Hill, The Stables is a one-of-a-kind neighbourhood, specifically designed for those who share a love of horses, or simply a love of premium living.

The Stables is where rural living and a cosmopolitan lifestyle meet; with access to all the amenities of modern living only five minutes away coupled with the tranquility of an acreage homesite.

Providing views in one direction across the valley to the picturesque township of Camden and views in the other direction toward historic Orielton Homestead, The Stables offers you an enviable aspect.

Life within The Stables is centred around equestrian pursuits with bridle pathways, private paddocks, stables and an arena for the exclusive use of residents.

The Stables is designed to keep you close to your horse, while enjoying the unique luxury lifestyle offered within Harrington Grove.





## **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, incorporating large manor style homes on acreage homesites that reflect gentrified country living.

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 at their absolute discretion. This would then only be with the agreement of Camden Council.**

**Conversely, if appropriate, Harrington Estates reserve the right to refuse a design at their absolute discretion 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 or an accredited certifier 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
- 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 plant species
  - h) Dimensions of private open space areas
- A floor plan for each storey.
- An elevation for each side of the home.

- Any fencing details not shown on the site plan.
- Details on the materials and colour of all external building materials.
- BASIX certificate.
- The builder must acknowledge that the home must be smart wired in accordance with the standards outlined by the National Broadband Network on all plans.

Harrington Estates will endeavour to assess your plans within 5 working days from when they are submitted.

Please refer to Appendix B for the checklist for plan approval.





## 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' with a country feel 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 and rural 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 minimum floor area of homes is 400m<sup>2</sup> including garage areas and alfresco dining areas under the main roof line.

The following minimum widths of the home frontage must be met for all street frontages:

- Single storey dwelling - minimum width 20m.
- Two storey dwelling - minimum width 15m.

The ground floor 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 VISIBLE 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 prominent homesites, homes need to address the street and publicly accessible areas.

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.

House elevations that face a street or publicly accessible area 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.

House elevations that face a street or publicly accessible area must also include a minimum of 3 different colours and materials on the external façade.

House elevations must present articulated roofing and an interesting, articulated façade.

Refer to Figure 2.3.1.

For specific requirements for homes that have elevations facing publicly accessible areas, refer to section 2.13.



Figure 2.3.1. Examples of satisfactory façades

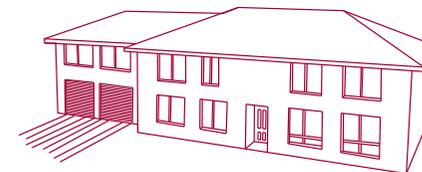
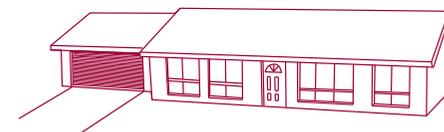


Figure 2.3.2. Examples of unsatisfactory façades



## 2.4 STREET FAÇADES

To ensure that homes and façades have an attractive streetscape, there are two objectives:

Firstly to prevent garages dominating the streetscape and secondly to enable sufficient articulation in the façade such that houses don't dominate the street. To achieve this the following provisions apply:

- Garages are to be set back in accordance with the requirements of clause 2.8 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.

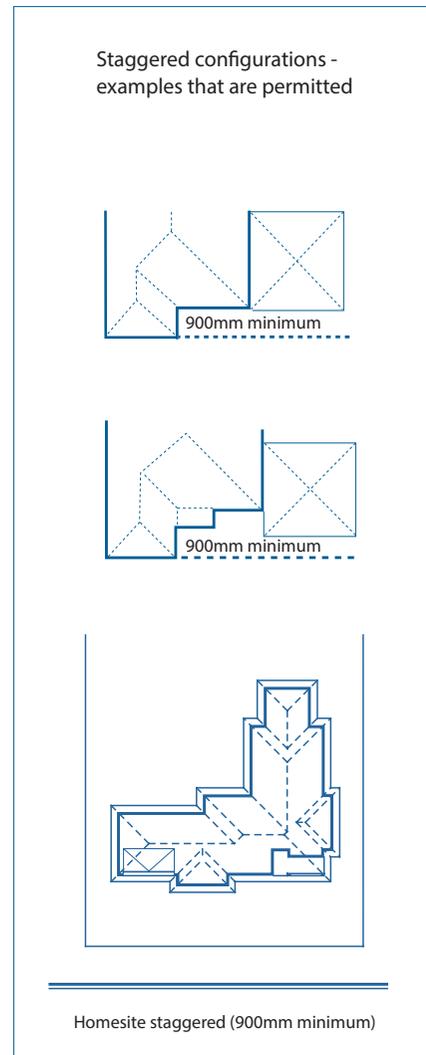


Figure 2.4.1. Façades - acceptable

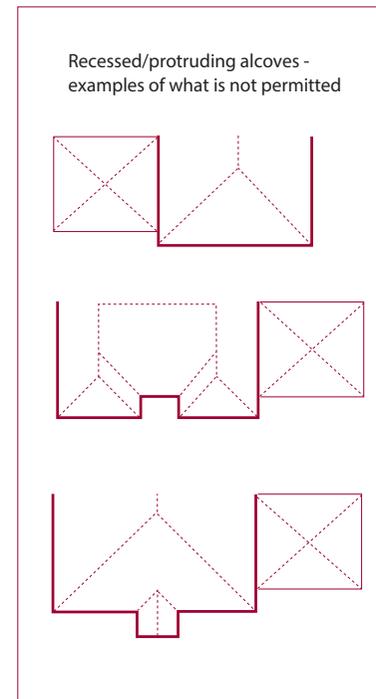


Figure 2.4.2. Façades - not acceptable

## 2.5 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 2.5.1, 2.5.2 and 2.5.3.
- 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. The front boundaries of all homesites are shown in figure 2.5.3.
- Minimum front setbacks are 10m for double storey homes and 8m for single storey homes.
- Please note that the building form requirements may result in the garages needing to be set back further than these minimum setbacks.
- Setbacks shall be measured between the wall closest to the boundary and the boundary line. Verandahs, balconies, porticos and eaves overhangs can extend into this setback up to 1m, provided these areas are not enclosed (excluding handrails and balustrades).

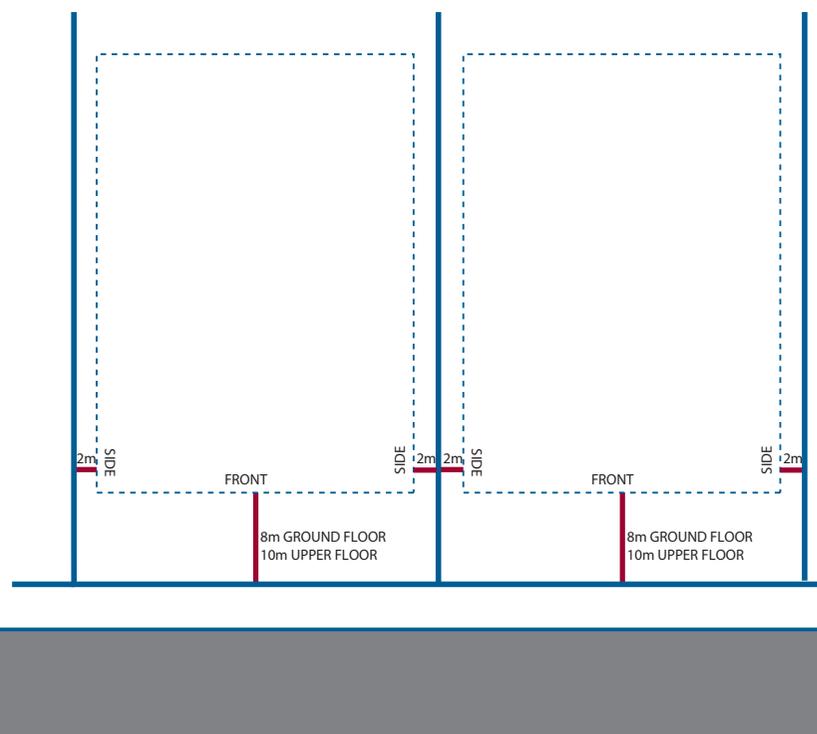


Figure 2.5.1. Typical minimum building setbacks



## Side Setbacks

- Side setbacks apply to the side boundaries of homesites as shown in Figure 2.5.2.
- The minimum side setback for all side boundaries is 2m.
- 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 1000mm from the boundary, as shown in Figure 2.5.2.

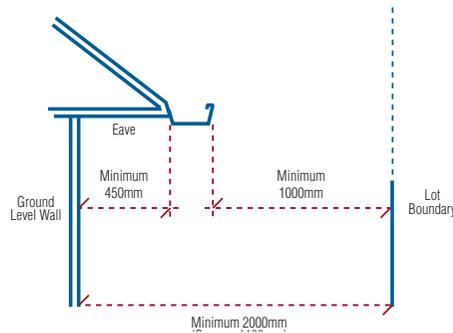


Figure 2.5.2. Side boundary setbacks

## 2.6 BUILDING HEIGHT

To control the bulk and scale of buildings, 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 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.

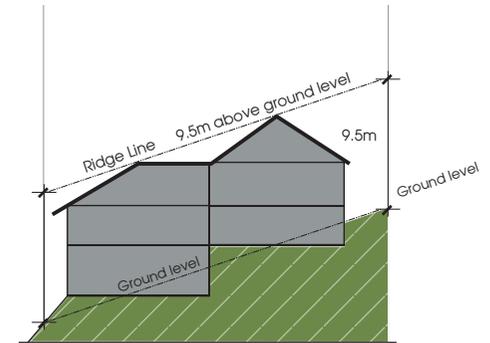


Figure 2.7.1. Building height guide

## Rear Setbacks

- Minimum rear setbacks applied to the rear boundaries of homesites are shown on Figure 2.5.3.

## Garages

Setbacks relating to garages are detailed in clause 2.8.

## 2.7 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.



Figure 2.5.3. Building Setbacks



## 2.8 GARAGES

Garages should not be a dominant feature of a home on the streetscape. The following standards control the provision of garages:

- Each home must have a double garage as a minimum.
- 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 2.8.1.
- Garages must be located 900mm behind the primary building façade closest to the road to which the garage doors face.
- Triple garages must have at least one garage setback at least 900mm behind the other garages
- 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 the living area of the home providing such garages are accessed from the side and the façade fronting the street resembles a dwelling façade which includes windows and similar architectural features. (Refer to figure 2.8.1)

If the home is 2 storey then the garage must have a 2 storey component to it. Standard building setbacks as outlined in 2.5 Setbacks apply. In either case the garage must be integrated with main dwelling.

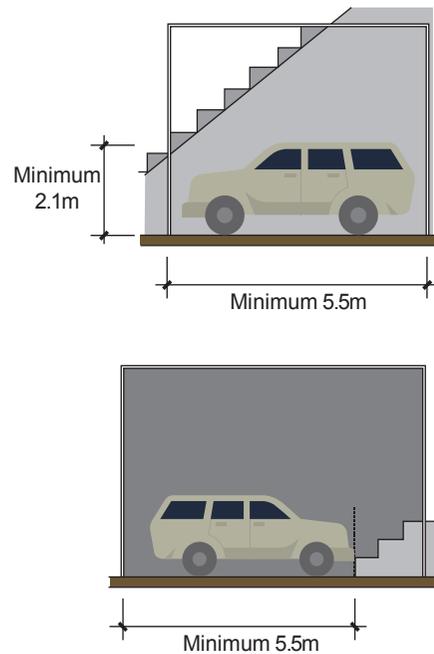


Figure 2.8.1. Garage dimension guides

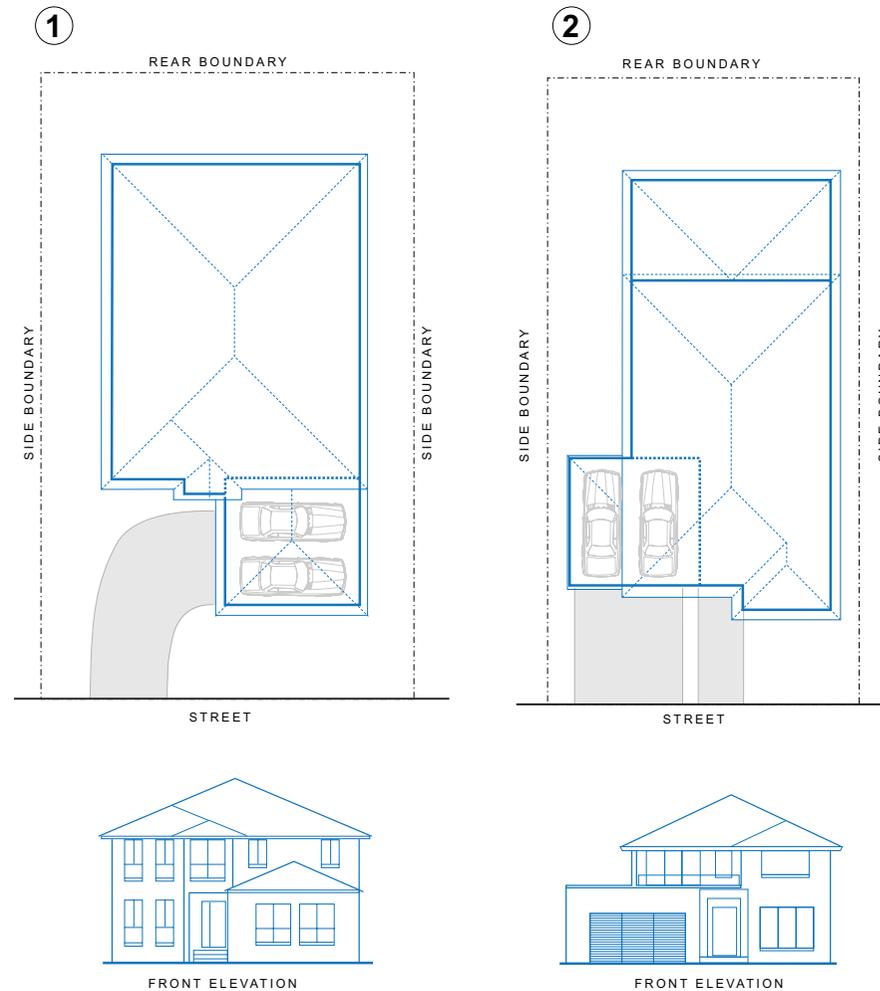


Figure 2.8.2. Garage guide

## 2.9 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.

Acceptable and unacceptable roof colours are shown in figure 2.9.1. Please note that the same rules also apply for similar colours.

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

### Roof Pitch

The maximum allowable roof pitch of a home is 45°. Single storey homes must have a minimum roof pitch of 25°.

Sections of skillion roofs that are less than 20% of the roof area will be permitted providing a minimum roof pitch of 18° is provided.

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 2.9.1.

If the front façade of the home is of a parapet style, the parapet is to extend the full width of the home and along any prominent side in view of the street to conceal the gutter from view.

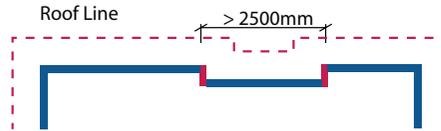


Figure 2.9.1. Roof line

### Acceptable Monier Tile Roof Colours\*

**Babylon®**

**Barramundi®**

**Sambuca®**

**Aniseed®**

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

### Unacceptable Colorbond® Roof Colours

**Surfmist®**

**Cottage Green®**

### Acceptable Colorbond® Roof Colours

**Jasper®**

**Dune®**

**Windspray®**

**Woodland Grey®**

**Cove®**

**Pale Eucalypt®**

**Mangrove®**

**Terrain®**

**Shale Grey®**

**Deep Ocean®**

**Ironstone®**

**Monument®**

Figure 2.9.2. Roof tile colours guide



## 2.10 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 as an architectural feature 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.

## 2.11 DRIVEWAYS

- Driveways must be constructed from the garage to the lot boundary prior to occupation of the home.
- Driveway crossovers will be constructed to the detail shown in figure 2.11.1. Owners are to nominate the side of the lot that the crossover is required during the building approval process. Harrington Estates will arrange construction of the crossover within 2 months.
- The driveway must be constructed to its full width. Driveways must be constructed of:
  - stencilled coloured concrete
  - stamped coloured concrete
  - broom finishes coloured concrete
  - clay pavers
  - interlocking concrete pavers
- Driveways can also be constructed from asphalt, decorative gravel or decomposed granite as long as an edge barrier is provided. Suitable edge barriers include concrete flush kerb, steel or timber edging.

Colours of driveways are to be nominated on the landscape plan. Plain uncoloured concrete and any light grey coloured concrete or paver is not permitted.

- 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 1m clear of all drainage structures in the kerb and gutter and at least 1m clear of fences.

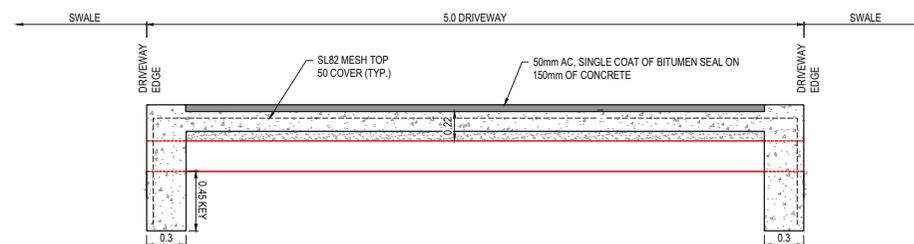


Figure 2.11.1. Prominent homesite driveways



## 2.12 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 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.
- 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. Refer to Figure 2.12.1.
- 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.

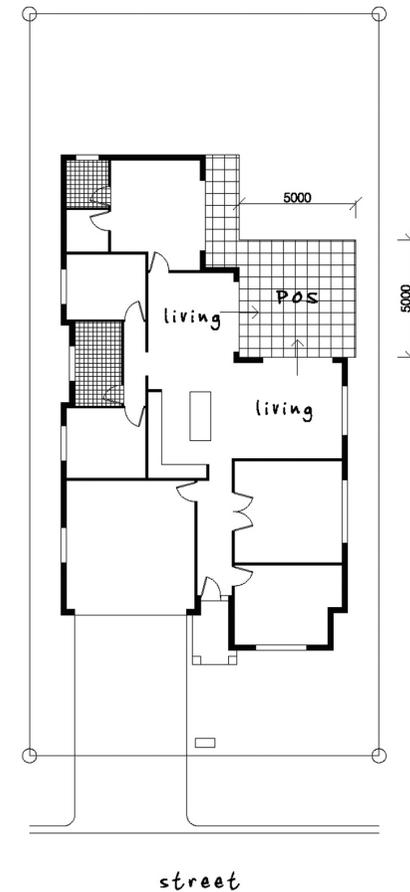


Figure 2.12.1. Example of private open space



## 2.13 VISUALLY PROMINENT HOMESITES

Some homesites in this precinct require specific building controls because of their particular location and attributes. These homesites are more visually prominent because they are located within view corridors and are identified in Figure 2.13.1. The homes will have elevations that face publicly accessible areas as shown in Figures 2.13.2 and 2.13.3. Where these provisions conflict with provisions in other sections, then to the extent of any conflict, these special provisions are to apply.

The northern elevation of the entry lots and the western elevation of the western lots are required to have articulation incorporated into the walls. For these elevations, no straight section of wall 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 sections. Refer to Figure 2.13.4.



Figure 2.13.1. Visually Prominent Homesites

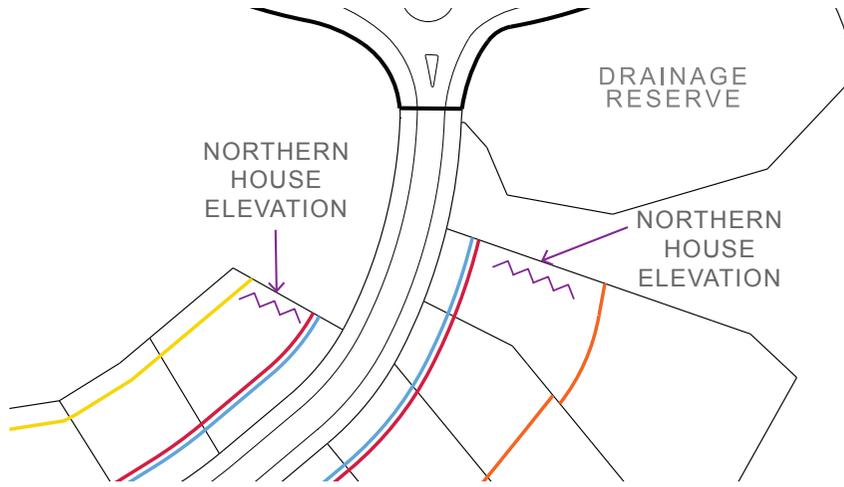


Figure 2.13.2. Entry Lots

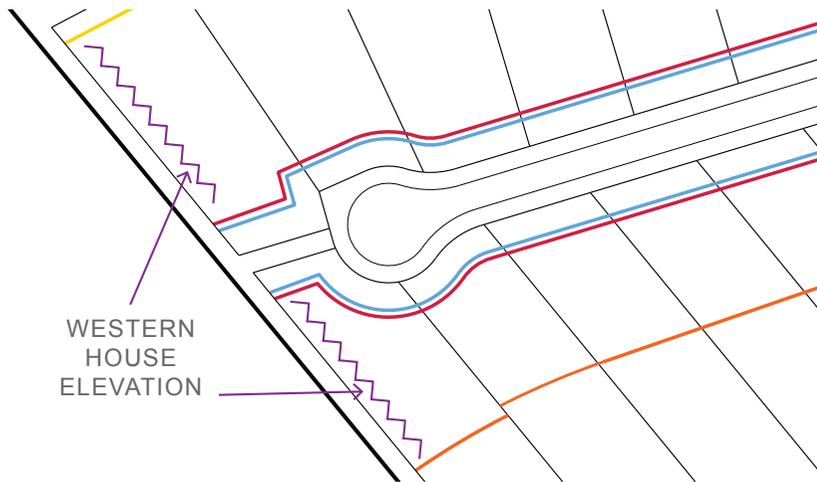


Figure 2.13.3. Western Lots

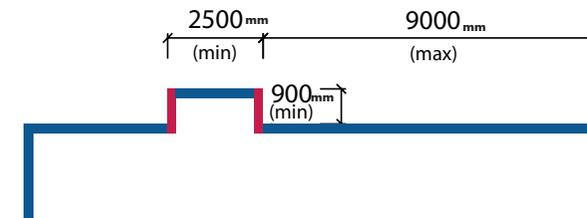
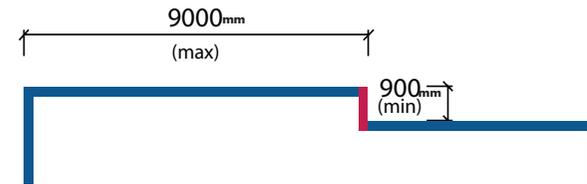
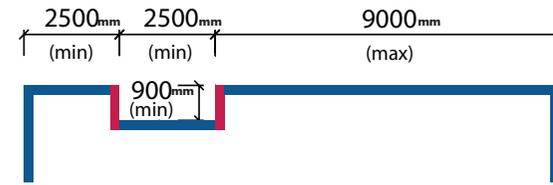


Figure 2.13.4. Examples of side walls facing street publicly accessible areas,



## 2.14 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 visually prominent fences that join roads or parts and precinct land will be provided by Harrington Estates as part of the development works. These fences, designated 'estate fences' are shown on Figure 2.14.1

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 2.14.1 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 1 m 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 and a maximum distance between piers of 4 metres.
- 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 1 m.
- 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.
- Dressed Hardwood timber posts and rail permitted. Minimum 2 rails. Posts at least 130mm diagonal or square, rails at least 200 x 50mm.
- Fences constructed entirely of timber pickets, palings or materials of similar appearance are not permitted. Refer to Figures 2.14.2, 2.14.3 and 2.14.4.



Figure 2.14.2 Front fencing with infill panels



Figure 2.14.3. Face brick piers with picket



Figure 2.14.4. Rendered brick with decorative steel



Figure 2.14.5. Dressed Hardwood posts and rail fence.

## (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) 1 m in height from the front boundary to 1 m behind the front building façade closest to the side boundary, and
  - b) 1.8 m in height from 1 m behind the front building façade closest to the side boundary. Refer to Figure 2.14.6.
- Fencing on rear boundaries behind the building alignment is limited to 1.8 m in height.
- Fencing along the side and rear common homesite boundaries is to be constructed:
  - a) of pre-painted sheet steel fencing (Colorbond), dressed hardwood or masonry materials where a fence height limit of 1.8 m is permitted, and
  - b) in accordance with the front fencing requirements where a fence height limit of 1 m is permitted. Refer to section 2.14(ii).
- For privacy reasons, a solid style side fence is permitted adjacent to the home and for the principal private open space at the rear of the home. For lots 2-12 a rural style post and wire style fence is required from the solid style fence to the rear boundary. Extension of the solid fencing may be considered to address privacy concerns. Extensions in Colorbond will not be permitted. See figure 2.14.1.
- 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

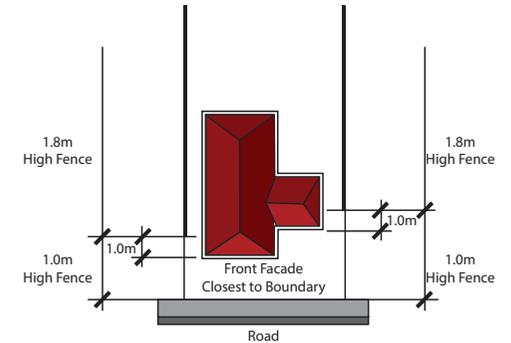


Figure 2.14.6. Common boundary fencing

## Woodland Grey®

Figure 2.14.7. Approved Colorbond® Fencing Colour Woodlands Grey®

sheet steel fencing is to be Colorbond® Woodlands Grey®. Refer to figure 2.14.7.

- The colour and materials of fencing are to be shown on the building plans submitted for approval.

## (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 1.8 m, and
  - b) to be set back a minimum of 1 m 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 or front fence.
- Gates located in the return fencing are to be constructed of decorative steel, wrought iron 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 5m behind the building line (maximum height 1.8m). Refer to Figure 2.14.8.
- Return fence details and colour must be provided with the building plans.

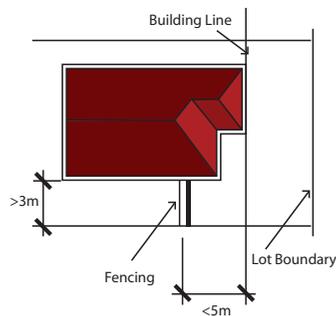


Figure 2.14.8. Return fencing permitted to be constructed from pre-painted sheet steel

## 2.15 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 directly attached to, or contained within, the main home; i.e. under the main roof with adjoining walls.

## 2.16 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.

## 2.17 ROOFTOP FIXTURES

Solar and photovoltaic panels, where possible should be located so that they are not visible from the street. Rooftop storage tanks and associated fittings are not permitted.

## 2.18 TV ANTENNAS AND SATELLITE DISHES

TV antennas and satellite dishes are permitted providing they comply with the following provisions:

- Dishes must not be larger than 900mm in diameter.
- Dishes and antennas must be located at the rear of homes.

## 2.19 CLOTHESLINE

All clotheslines shall be located and/or screened to ensure they are not visible from the street.

## 2.20 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.
- The letterbox details and colour must be provided with the building plans.

## 2.21 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. Council standard setbacks apply to these buildings.
- Within area B, outbuilding up to 20m<sup>2</sup> are permitted. No outbuilding are permitted within the remaining area A. See Figure 2.21.1
- Outbuildings up to 50m<sup>2</sup> are permitted outside of area A. See Figure 2.21.1
- More detail can be found in Annexure 2 of the Management Statement.

## 2.22 FIBRE TO THE HOME

Fibre optic cable will be provided to each homesite by the National Broadband Network (NBN). This will provide access to telephone and high speed data services. Your home will need to be smart wired to ensure compatibility with the system. To ensure that your builder has considered the 'smart wiring' we ask that you acknowledge on your plans that your building will be smart wired to satisfy the requirements of NBN's standards.

## 2.23 SUBDIVISION

Further subdivision of any lot by any means is prohibited.

## 2.24 HERITAGE

Heritage planning provisions apply to lot 26 and may affect the design of the dwelling on this lot. Please contact the sales and information centre for more information.

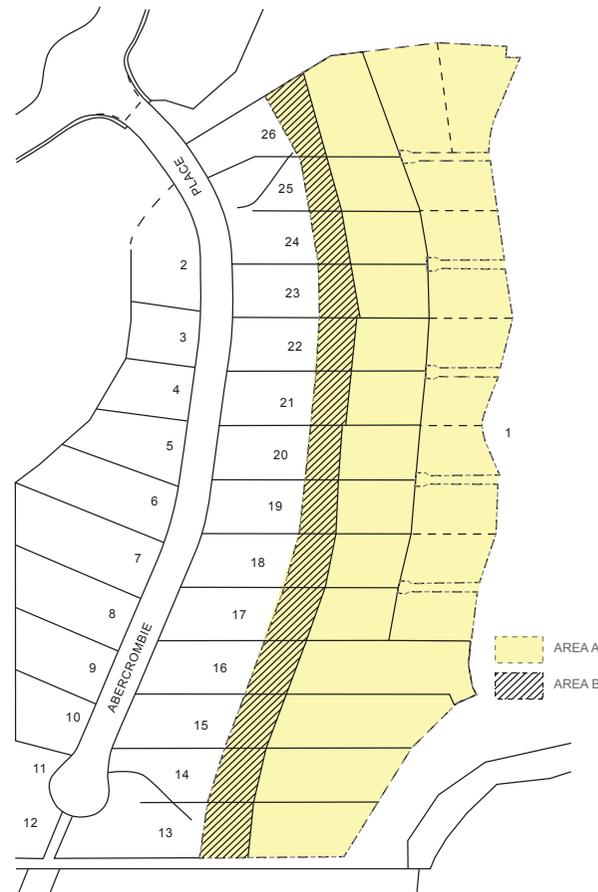


Figure 2.21.1 Outbuilding permissions





### **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 2.13, accessible and receives sufficient sunlight.



The following provision relating to landscaping apply:

### Landscaping

- All parts of the homesite in front of the building and facing a street 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.
- No synthetic grass or similar product is permitted to be installed in an area that is visible from the street.
- All parts of the homesite in front of the building and facing a street not built on are to be landscaped using acceptable landscaping materials within 1 month 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.



#### Landscape Guidelines

- 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.
- A professional landscaping plan must be submitted to Harrington Estates for approval with the building plans.
- Harrington Estates reserves the right to modify the landscape requirement for a particular homesite in their absolute discretion to meet the objectives of good design.



*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  
*Cornus florida* - Flowering Dogwood

### 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  
*Opntia spp. (except O.ficus indica)* - Prickly Pears  
*Hypericum perforatum* - St John'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  
*Phyllostchys 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.

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

BALs have been calculated in accordance with the deemed-to-satisfy methodology of Planning for Bushfire Protection 2006 (incorporating the Appendix 3 Addendum 2010) and AS 3959-2009 Construction of buildings in bushfire-prone areas (Amendment 3).

### 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 preliminary geotechnical investigation has been undertaken to identify the salinity and aggressivity of the soils in Harrington Grove. Soils are typically slightly saline and nonaggressive to steel and concrete.

To reduce the long term impact of salinity and aggressivity on homes in Harrington Grove, a Salinity Management Plan has been prepared. This plan provides recommendations for the measures required for individual homesites.

Typically for moderately saline areas, masonry buildings generally include the installation of a brick damp course that cannot be bridged internally or externally.

Typically for areas with moderate aggressivity to concrete and steel, the damp proof membrane is generally extended to the outside face of the external edge beam up to the finished ground level.



### 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 PATHWAYS

Sharepaths, footpaths and bridle trails/paths will be provided by Harrington Estates in the locations shown in Figure 3.5.



Figure 3.5. Pathways, bridle trails/paths and Driveway Denied Locations

## APPENDIX A: BUSHFIRE CONSTRUCTION STANDARD SUMMARY

Summary of AS3959 (2018) – Construction of Buildings in Bushfire-Prone Areas

Source: Standards Australia

Note: This is a summary and does not include all requirements under AS3959. All construction must be based on the complete detail found in the Standard (AS3959) itself.

	FLOORING SYSTEMS	EXTERNAL WALLS
BAL-12.5	<ul style="list-style-type: none"> <li>Concrete slab on ground; or</li> <li>Enclosed subfloors with enclosure meeting the requirements of an 'external wall' or fully screened meeting the requirements of 'vents and weepholes' or a combination of the above; or</li> <li>Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:               <ol style="list-style-type: none"> <li>Materials that conform with the following:                   <ol style="list-style-type: none"> <li>Bearers and joints shall be—                       <ol style="list-style-type: none"> <li>non-combustible; or</li> <li>bushfire-resisting timber (see Appendix F); or</li> <li>a combination of Items (A) and (B).</li> </ol> </li> <li>Flooring shall be—                       <ol style="list-style-type: none"> <li>non-combustible; or</li> <li>bushfire-resisting timber (see Appendix F); or</li> <li>timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or</li> <li>a combination of any of Items (A), (B) or (C); or</li> </ol> </li> </ol> </li> <li>A system conforming with AS 1530.8.1.</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>The exposed components of an external wall that are 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 of less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be one of the following:               <ol style="list-style-type: none"> <li>Non-combustible material including the following provided the minimum thickness is 90 mm:                   <ol style="list-style-type: none"> <li>Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.</li> <li>Precast or in situ walls of concrete or aerated concrete.</li> <li>Earth wall including mud brick; or</li> </ol> </li> <li>Timber logs of a species with a density of 680 kg/m<sup>3</sup> or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed; or</li> <li>Cladding that is fixed externally to a timber-framed or a steel-framed wall and is—                   <ol style="list-style-type: none"> <li>non-combustible material; or</li> <li>fibre-cement a minimum of 6 mm in thickness; or</li> <li>bushfire-resisting timber (see Appendix F); or</li> <li>a timber species as specified in Paragraph E1, Appendix E; or</li> <li>a combination of any of Items (i), (ii), (iii) or (iv); or</li> </ol> </li> <li>A combination of any of Items (a), (b) or (c).</li> </ol> </li> </ul>
BAL-19	As per BAL-12.5	As per BAL-12.5
BAL-29	As per BAL-12.5	<ul style="list-style-type: none"> <li>The exposed components of external walls shall be as follows:               <ol style="list-style-type: none"> <li>Non-combustible material including the following provided the minimum thickness is 90 mm:                   <ol style="list-style-type: none"> <li>Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.</li> <li>Precast or in situ walls of concrete or aerated concrete.</li> <li>Earth wall including mud brick; or</li> </ol> </li> <li>Timber logs of a species with a density of 680 kg/m<sup>3</sup> or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed; or</li> <li>Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame, and is—                   <ol style="list-style-type: none"> <li>fibre-cement a minimum of 6 mm in thickness; or</li> <li>steel sheet; or</li> <li>bushfire-resisting timber (see Appendix F); or</li> <li>a combination of any of Items (i), (ii) or (iii); or</li> <li>A combination of any of Items (a), (b) or (c).</li> </ol> </li> </ol> </li> </ul>
BAL-40	<ul style="list-style-type: none"> <li>Concrete slab on ground; or</li> <li>Enclosed subfloors with enclosure meeting the requirements of an 'external wall' or fully screened meeting the requirements of 'vents and weepholes' or a combination of the above; or</li> <li>Where the subfloor space is unenclosed, the bearers, joists and flooring, shall—               <ol style="list-style-type: none"> <li>be non-combustible; or</li> <li>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</li> <li>be a system conforming with AS 1530.8.1; or</li> <li>be a combination of any of Items (a), (b) or (c).</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>The exposed components of external walls shall be as follows:               <ol style="list-style-type: none"> <li>Non-combustible material including the following provided the minimum thickness is 90 mm:                   <ol style="list-style-type: none"> <li>Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.</li> <li>Precast or in situ walls of concrete or aerated concrete.</li> <li>Earth wall including mud brick; or</li> </ol> </li> <li>Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame, and is—                   <ol style="list-style-type: none"> <li>fibre-cement a minimum of 9 mm in thickness; or</li> <li>steel sheet; or</li> <li>a combination of any of Items (i) or (ii); or</li> <li>A system conforming with AS 1530.8.1; or</li> <li>A combination of any of Items (a), (b) or (c).</li> </ol> </li> </ol> </li> </ul>



**SUMMARY OF AS3959 (2018) – CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS**

Source: Standards Australia

Note: This is a summary and does not include all requirements under AS3959. All construction must be based on the complete detail found in the Standard (AS3959) itself.

	VENTS AND WEEPHOLES	EXTERNAL DOORS	WINDOWS
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.	External doors shall be either: <ul style="list-style-type: none"> <li>Fitted with door screens that meet the requirements for 'vents and weepholes'; or</li> <li>Solid core door</li> <li>Hollow door with non-combustible kick-plate; or</li> <li>Fully framed glazed door meeting glazing and frame requirements</li> <li>External doors shall be fitted with draught excluders</li> </ul>	<ul style="list-style-type: none"> <li>Protected by shutters: or</li> <li>External screens meeting the requirements of 'vents and weepholes'; or</li> <li>If within 400mm of the ground or surface, glazing is to be Grade A safety glass a minimum of 4 mm thick; and</li> <li>openable windows are to be screened and frames shall be bushfire resistant timber, metal or reinforced PVC-U.</li> </ul>
BAL-19	As per BAL-12.5	External doors shall be either: <ul style="list-style-type: none"> <li>Fitted with door screens that meet the requirements for 'vents and weepholes'; or</li> <li>Solid core door</li> <li>Hollow door with non-combustible kick-plate; or</li> <li>Fully framed glazed door meeting glazing and frame requirements, glazing to be toughened glass a minimum 5mm thick</li> <li>External doors shall be fitted with draught excluders.</li> <li>Frames are to be bushfire resistant timber, metal or metal reinforced PVC-U.</li> </ul>	<ul style="list-style-type: none"> <li>Protected by shutters: or</li> <li>External screens meeting the requirements of 'vents and weepholes'; or</li> <li>If within 400mm of the ground or surface, glazing is to be toughened glass a minimum of 5 mm thick; and</li> <li>openable windows are to be screened and frames shall be bushfire resistant timber, metal or reinforced PVC-U; and</li> <li>Where annealed glass is used, the entire window is to be screened.</li> </ul>
BAL-29	As per BAL-12.5	External doors shall be either: <ul style="list-style-type: none"> <li>Non-combustible</li> <li>Solid core door</li> <li>Fully framed glazed door meeting glazing and frame requirements, glazing to be toughened glass a minimum 6mm thick</li> <li>External doors shall be fitted with draught excluders.</li> <li>Frames are to be bushfire resistant timber, metal or metal reinforced PVC-U.</li> </ul>	<ul style="list-style-type: none"> <li>Protected by shutters: or</li> <li>External screens meeting the requirements of 'vents and weepholes'; or</li> <li>If within 400mm of the ground or surface, glazing is to be toughened glass a minimum of 5 mm thick; and</li> <li>If within 400mm of the ground or surface, glazing is to be screened externally; and</li> <li>All openable windows are to be screened; and frames shall be bushfire resistant timber, metal or reinforced PVC-U.</li> </ul>
BAL-40	As per BAL-12.5	External doors shall be either: <ul style="list-style-type: none"> <li>Non-combustible</li> <li>Solid core door fitted with door screens that meet the requirements for 'vents and weepholes'; or</li> <li>Fully framed glazed door meeting glazing and frame requirements, glazing to be a minimum 6mm thick</li> <li>External doors shall be fitted with draught excluders.</li> <li>Frames are to be metal.</li> </ul>	<ul style="list-style-type: none"> <li>Protected by shutters: or</li> <li>Frames shall be metal and glazing shall be minimum 6mm toughened glass and the entire window is to be screened.</li> </ul>

**SUMMARY OF AS3959 (2018) – CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS**

Source: Standards Australia

Note: This is a summary and does not include all requirements under AS3959. All construction must be based on the complete detail found in the Standard (AS3959) itself.

	ROOFS	ROOF PENETRATIONS (LIGHTS, VENTILATORS ETC)	VERANDAHS AND DECKS
BAL-12.5	<ul style="list-style-type: none"> <li>Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.</li> <li>The roof/wall and roof/roof junction shall be sealed.</li> <li>Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.</li> <li>Be fully sarked (sarking must have a flammability index of not more than 5)</li> </ul>	<ul style="list-style-type: none"> <li>All penetrations of the roof space shall be sealed. The material used to seal the penetration shall be non-combustible.</li> <li>Roof ventilation openings must be fitted with ember guards made of non-combustible material or a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.</li> <li>Openings in vented roof lights, roof ventilators or vent pipes shall be protected like other vents and weepholes.</li> <li>All overhead glazing shall be Grade A safety glass conforming with AS 1288.]</li> </ul>	<ul style="list-style-type: none"> <li>Decking that is within 300mm horizontally and 400mm vertically of a glazed element must be non-combustible or bushfire resistant timber.</li> <li>In enclosed subfloor spaces the materials used within 400mm of the ground are to comply with the specifications for 'walls'.</li> </ul>
BAL-19	As per BAL-12.5	As per BAL-12.5	As per BAL-12.5
BAL-29	As per BAL-12.5	As per BAL-12.5	<ul style="list-style-type: none"> <li>Enclosing of subfloor spaces is to comply with the specifications for 'walls'.</li> <li>Enclosed subfloor spaces require decking to be non-combustible or bushfire resistant timber.</li> <li>Unenclosed subfloor spaces requiring decking, supports and framing to be non-combustible or bushfire resistant timber.</li> <li>All balustrade and handrails less than 125mm from glazed elements must be non-combustible or bushfire resistant timber.</li> </ul>
BAL-40	<p>As per BAL-12.5 except:</p> <ul style="list-style-type: none"> <li>Roof-mounted evaporative coolers are not permitted</li> <li>Aluminium mesh is not permitted</li> </ul>	<p>As per BAL-12.5 except:</p> <ul style="list-style-type: none"> <li>Glazed assemblies for roof lights and skylights shall have an FRL of -/30/-.</li> <li>External single plane glazed elements of roof lights and skylights, where the pitch of the glazed element is 18 degrees or less to the horizontal, shall be screened with a corrosion-resistant steel or bronze.</li> <li>A pipe or conduit that penetrates the roof covering shall be non-combustible.</li> </ul>	<ul style="list-style-type: none"> <li>Decking may not be spaced.</li> <li>Enclosed subfloor spaces require decking to be non-combustible or a system complying with AS1530.8.1.</li> <li>Unenclosed subfloor spaces requiring decking, supports and framing to be non-combustible or a system complying with AS1530.8.1.</li> <li>All balustrade and handrails less than 125mm from glazed elements must be non-combustible.</li> <li>Verandah posts must be non-combustible</li> </ul>



**SUMMARY OF AS3959 (2018) – CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS**

Source: Standards Australia

Note: This is a summary and does not include all requirements under AS3959. All construction must be based on the complete detail found in the Standard (AS3959) itself

	SERVICE PIPES (Water & Gas)	GUTTERS AND DOWNPIPES	EAVES, FASCIAS AND GABLES
BAL-12.5	All exposed piping, for water and gas supplies, shall be of metal.	<ul style="list-style-type: none"> <li>Gutter and valley leaf guards must be non-combustible.</li> <li>Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.</li> </ul>	<ul style="list-style-type: none"> <li>Gables shall comply with the requirements of 'external walls'.</li> <li>Eaves shall comply with the requirements of 'roof penetrations'.</li> <li>Eaves ventilation need to comply with 'vents and weepholes' and made of corrosion-resistant steel, bronze or aluminium.</li> </ul>
BAL-19	As per BAL-12.5	As per BAL-12.5	As per BAL-12.5
BAL-29	As per BAL-12.5	As per BAL-12.5 <ul style="list-style-type: none"> <li>Except for box gutters, gutters shall be metal or PVC-U.</li> </ul>	<ul style="list-style-type: none"> <li>Gables shall comply with the requirements of 'external walls'.</li> <li>Fascias shall be bushfire resistant timber or metal.</li> <li>Eaves shall comply with the requirements of 'roof penetrations'.</li> <li>Eaves ventilation need to comply with 'vents and weepholes' and made of corrosion-resistant steel, bronze or aluminium.</li> <li>Eaves shall be made of bushfire resistant timber or fibre-cement with a minimum thickness of 4.5mm.</li> </ul>
BAL-40	As per BAL-12.5	As per BAL-12.5 <ul style="list-style-type: none"> <li>With the exception that all gutters shall be non-combustible.</li> </ul>	<ul style="list-style-type: none"> <li>Gables shall comply with the requirements of 'external walls'.</li> <li>Fascias and bargeboards shall conform with AS 1530.8.1.</li> <li>Eaves shall comply with the requirements of 'roof penetrations'.</li> <li>Eaves ventilation need to comply with 'vents and weepholes' and made of corrosion-resistant steel or bronze.</li> <li>Eaves shall be made of either fibre-cement or calcium silicate sheet with a minimum thickness of 6mm.</li> </ul>

Note: Bushfire Attack Levels based on the following bushfire attack scenarios:

BAL-12.5 - Protection from ember attack

BAL-19 - Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux

BAL-29 - Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux

BAL-40 - Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of direct contact with flames

**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 plans 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 crossover (no plain concrete)

External Colours

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





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By appointment only

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