Start Right Inclusions

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Burbank

Effective from 4th November 2026

BUILDING ALLOTMENT

- Building allotment of up to 700m2 with a maximum building set back of 5m (subject to planning authority)
- All our homes are built to a N2 wind rating which is the wind classification based off the location of your home, shielding, topography and terrain conditions

NCC 2022

Homes are designed and built to meet NCC 2022 requirements.* This includes requirements for:

- Livable Housing
- Minimum 280L (house specific) electric boosted heat pump hot water system to double storeys, minimum of 205L (house specific) for single storeys
- 7 Star NatHERS Rating to all orientations^

WARRANTIES & ASSURANCES

- 30 year structural guarantee*
- 3 month maintenance pledge
- Independent licensed inspections at Framing stage and Practical Completion

SERVICES - CONNECTIONS

- Connection to water, sewer and stormwater points within the allotment and connection to underground power and gas services immediately adjacent to the allotment. Excludes telephone connections and other associated costs
- 2x external water taps (1x at front and 1x at rear)
- Three phase power connection including multi-circuit board (if electricity capacity exists)

FOOTINGS

- Engineer designed "H2-D" 300mm Biax slab system with a maximum 215mm pod to home, porch and alfresco (where applicable) with SL82 mesh and N12 bar. YST limit 70mm for single storeys and 60mm for double storeys (per the Burbank engineer soil report)
- Physical termite treatment system to slab perimeter and shield to all service penetrations
- Siteworks based on balance cut and fill up to 300mm (with no existing fill) over build platform

COUNCIL FEES & REQUIREMENTS

- CITB Levy & insurances
- Application fees for council approvals and private certification
- Energy assessment, engineering reports and plans

CEILING HEIGHTS

- 2440mm (nominal) ceiling height for single storey homes
- 2590mm (nominal) ceiling height to ground floor of double storey homes with 2440mm (nominal) ceiling height to first floor
- 75mm cove cornice

WINDOWS

- Aluminium awning throughout (including locks), unless otherwise noted on facade selection. Note upper storey bedroom window openings may be restricted to comply with building regulations
- Brick above windows on ground floor of double storey homes and front facade of single storey homes
- Lightweight cladding above all windows with the exception of the above

ROOFING

- Colorbond® roof with 22.5 degree roof pitch (excluding sarking)
- Colorbond® steel fascia, quad gutter and round PVC downpipes

EAVES

- 450mm eaves to single and double storey homes as determined by home design and facade type

EXTERIOR HINGED DOORS

- Front entry clear glazed timber hinged door including weather seal and entrance lockset with keyed alike deadbolt
- Garage access (if applicable) with flush panel door, weather seal and lockset (no deadbolt)
- Laundry hinged flush panel door (if applicable) with half light and lockset (no deadbolt)

BRICKS

- Inclusion bricks with raked or rolled joints including brick sills

CAR ACCOMMODATION

- Motor to sectional garage doors under main roofline (2x remotes)
- Sectional flatline profile overhead door with painted cement sheet infill
- Rear pedestrian access door (pending space availability)
- Plaster lined ceiling and side walls
- Structural concrete floor
- Double power point and batten light point

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SOUTH AUSTRALIA

Burbank Australia (SA) Pty Ltd | 134 Fullarton Road, Rose Park SA 5067 | ABN 96 165 533 406 | BLD 266709

*Conditions apply. 30 year structural guarantee: For full details head to www.burbank.com.au/south-australia/terms-conditions. ^Based on climate zone 16-Adelaide with standard floorplan (with garage on left boundary from the street) and base façade. As per NatHERS Technical Note, 23 October 2023 - Current, clause 8.8, Burbank have applied a medium solar absorptance value of 0.5 for external colours and master plan internal flooring coverings in determining energy rating value/stars. Any variation to standard floorplan, facade or inclusion may impact your home reaching 7 Star or Whole of Home requirements. *Exemptions to NCC2022 are defined under SA Ministerial Building Standard MBS 007. This exempts lots with frontages under 10m, irregular allotments, and homes built within the Mount Barker Master Planned Neighbourhood Zone. The list of items mentioned herein form part of the items included in the base house price of all South Australian Burbank Home Designs. Any items selected by the customer that are not included in this list will result in additional costs to the contract price. All items are subject to manufacturers/suppliers availability. Burbank (Burbank Australia SA Pty Ltd) reserves the right to replace or substitute any of the listed items with items of equal or greater value.

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KITCHEN & APPLIANCES

- Inclusion range laminated benchtop
- 600mm electric oven with 600mm induction cooktop
- 900mm externally ducted rangehood
- Fully lined laminate base with handles
- Metal sided drawer runners (1x four bank drawer module)
- Pantry with 4x fully lined melamine shelves at 450mm in width
- Tiled splashback to kitchen
- Kitchen mixer tap
- Double bowl sink with single drainer
- Dishwasher provision
- Microwave provision

WET AREA FIXTURES

- Shower on rail with mixer tap
- Pivot semi-framed shower screen with tiled shower base
- Acrylic bath with wall mounted mixer tap and spout
- Ceramic closed coupled toilet suite
- Ceramic above counter basin with mixer tap
- Wall hung laminate vanity. Width of vanity determined from chosen floorplan
- Toilet roll holders
- Single towel rail to bathroom and ensuite, towel ring to powder room
- Mixer tap with inset trough and laminate cabinet to laundry (if size permits)
- 2x stop taps to washing machine (1x hot, 1x cold)
- Frameless mirror to the width of the vanity
- Stepdown to all showers

FIXING

- Internal hinged doors with lever handle
- Doorstops throughout
- Sliding robe doors with single lined shelf with metal hanging rod
- Joinery - Paint finished MDF 67x18mm skirtings and 67x18mm architraves throughout

STAIRCASE (IF APPLICABLE)

- MDF treads and risers including plaster dwarf walls to stairs and void areas
- Pine handrail as required for chosen design

PAINT

- Two coat paint system throughout the home
- Low sheen high performance acrylic paint to internal walls
- Water based gloss enamel paint to internal timberwork, doors and entrance door
- Walls and internal timberwork to be 1x colour throughout
- Flat white paint to ceilings
- Water based low sheen paint to exterior timber, metal work and cladding
- Acrylic paint finish to exterior timber, metal work and cladding

ELECTRICAL

- Batten holder light points with energy efficient globes and shades
- Weatherproof batten fitting to above outside external doors, excluding garage
- Double power points throughout
- RCD safety switch
- TV point (1x single storey, 2x double storey)
- Data point (1x)
- Externally ducted exhaust fans over showers
- Hard wired smoke alarms
- Clipsal Iconic range white cover plates

WET AREA TILING

- Floor and wall tiles to wet areas
- Tiles to shower walls with a minimum 2000mm above shower base
- Tiled bath hob with 600mm high splashback above bath
- 100mm tiled skirtings to match floor tiles

FRAMING

- 90mm pine wall frame and prefabricated roof trusses

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