

Schedule 4 Harrington Grove



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HARRINGTON GROVE

S4.1 Introduction

Harrington Grove is located to the north of the existing Harrington Park Estate and is adjacent to the rural living allotments to the east of Macquarie Grove Road (Figure 4-1). The site is bound by Camden Valley Way to the east, Cobbitty Road to the north and Macquarie Grove Road to the west. The Northern Road bisects Harrington Grove into two areas.

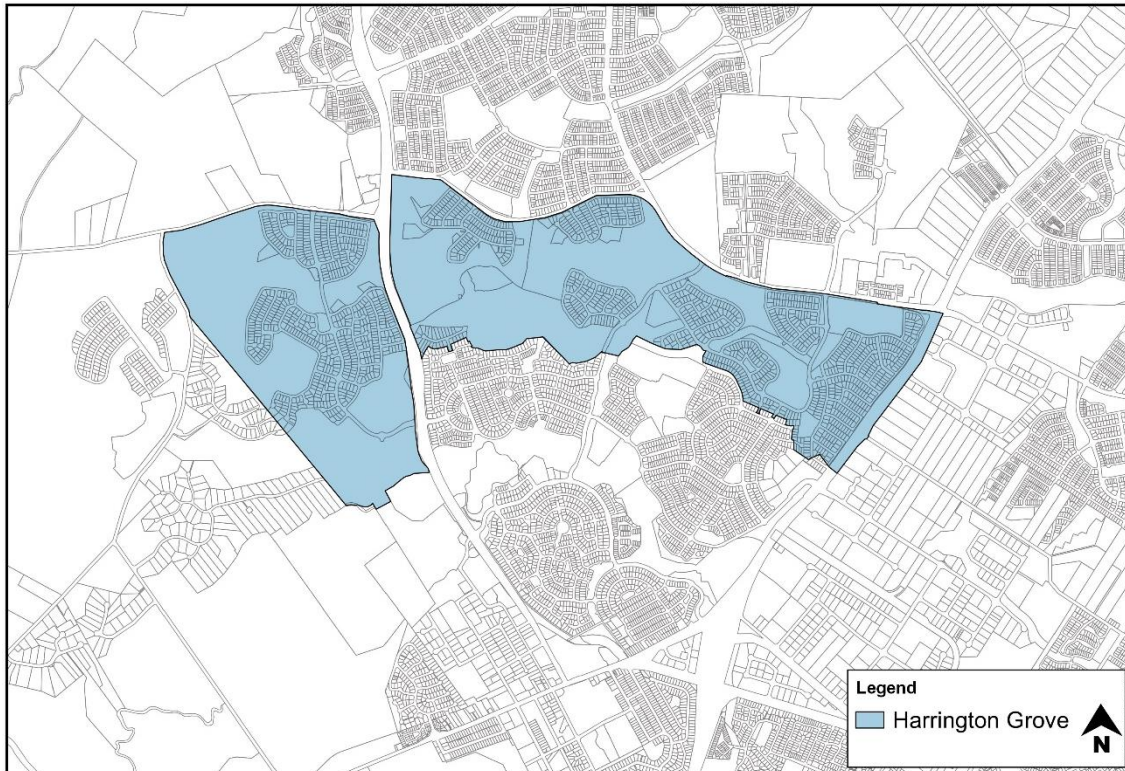


Figure 4-1: Harrington Grove Site and Location Plan

S4.1.1 Harrington Grove Planning Principles

Harrington Grove will provide a diverse range of environments focused on both urban development and conservation outcomes.

An ecological and open space corridor will be a key feature of the site. The corridor will extend from Macquarie Grove Road through the Orielson Homestead property broadly along the alignment of Cobbitty Creek. It will extend into the north-western section of the main part of the Harrington Park property, before traversing the northern part of that site through to Camden Valley Way. The corridor provides habitat for the conservation of Cumberland Plain Woodland and its associated flora and fauna in a large, contiguous land unit.

Over time, as the place transforms from a mix of bushland and rural pasture, it will progressively become part of a larger regional bio-diversity network, performing the function of an ecological corridor. It will do this by creating linkages to other lands with ecological value. The corridor will also provide recreational

opportunities in the form of a walking trail which provides access to key points of visual interest such as hilltops and viewing points for the key heritage items.

A site will also be created at the top of Crear Hill on Harrington Park where a restaurant will be able to be provided. The design and scale of the restaurant and associated facilities such as parking areas will be in keeping with the bushland character of the setting. Particular attention will be paid to minimising the visual impact of any structures in this area.

The existing landscape corridor along Cobbitty Road and Macquarie Grove Road will be substantially preserved. Significant hedging and fence lines will be retained, and views across the landscape will be preserved. Areas of consolidated bushland will be preserved, restored and maintained over time. Appropriate traffic management measures will be implemented within this context.

Harrington Grove and Orierton will also incorporate areas of housing. These will vary in character and scale across the site and are separately described below.

Areas zoned R1 General Residential located in the central part of the Orierton property, and generally on the eastern side of Harrington Grove, will reflect a lower density residential character of detached houses on large lots within a pedestrian friendly environment.

These areas will feature one and two storey dwelling houses on generously sized allotments, with private rear yards and open front gardens. All dwellings will be designed to address the streets and public spaces such as parks and will be designed to achieve high levels of water and energy efficiency. The design of dwellings will reflect the natural setting of the properties, but will also be identifiably urban in character.

A site will be created within the central portion of Harrington Grove to facilitate the creation of a country club. This facility will provide a range of amenities to residents of Harrington Grove, which should include recreation facilities, meeting rooms, restaurants, bars, gymnasiums, community facilities, child care, associated office space and a sales office and other similar uses.

Native vegetation within parks and drainage lines will be preserved, and generally replicated in the landscaped areas of the residential development area. Plantings will be strongly reflective of the character of the surrounding bushland.

Other areas, zoned E4 Environmental Living, will also incorporate residential dwellings, but in a manner which is more sympathetic to the bushland environment. These dwellings are defined as eco-residential housing. This zone applies to the area to the north of Cobbitty Creek, adjacent to Cobbitty Road, and several areas generally located in the central part of the main Harrington Park site.

These places will be characterised by housing which is less densely developed and approaching a more rural character. Dwellings and roads will be sensitively located in an effort to preserve as much existing vegetation as possible. Housing designs will be particularly reflective of the bushland settings of these areas, with materials and designs reflecting the need to minimise visual impact and address bushfire risks.

The bushland character of these places will be further enhanced in two discrete areas, located in the north-western and north-eastern corners of the main Harrington Park property. These dwellings will be located within a bushland setting, and materials and colours will reflect the muted tones of that environment. Dwellings will be located in defined building envelopes, and landscaping will be of an unobtrusive nature, relying primarily on existing surrounding vegetation. In the north-eastern corner of Harrington Park, the place will also be characterised by dwellings which generally seek to preserve existing vegetation, reflecting the ecological corridor role that this land plays. In both these locations,

setbacks required for bushfire protection will be achieved without the removal of significant stands of existing vegetation.

Land is also set aside to provide curtilages for the two important heritage properties, Harrington Park and Orielton. These properties will remain prominent landmarks within the overall place and will continue to be conserved in accordance with the approved Conservation Management Plans. Views to and from the homesteads will be preserved, as will their surrounding landscape and associated buildings. Dwellings proposed in the areas adjacent to the curtilages set aside for these homesteads will be sympathetic to the heritage significance of these places.

A small area located to the south and west of the Orielton Homestead will be developed for low density residential purposes. This place will provide opportunities for housing in defined areas above the Narellan Creek flood line. Housing designs will reflect the visual prominence of this area, by using visually unobtrusive colours, and height, scale and mass which seeks to minimise visual impacts.

Objectives

- a. Facilitate the development of Harrington Grove in a way that is environmentally sensitive and responds positively to the site's heritage and scenic character, while conserving large sections of regionally significant remnant bushland.
- b. Provide a viable regionally significant habitat corridor in an east – west direction across the site, that retains the high value remnant Cumberland Plain Woodland and includes riparian corridors.
- c. Protect the scenic character and significant views.
- d. Provide appropriate curtilages in accordance with the Conservation Management Plans around the areas of heritage significance.
- e. Facilitate the ongoing management and conservation of the natural and cultural heritage of the site.
- f. Avoid development in areas of high salinity potential, areas with excessive steepness and associated instability.
- g. Ensure future residents of the site can conveniently access employment, shops, educational, community facilities and recreational opportunities both within the site and in the surrounding area.
- h. Ensure that development is staged in a manner which is efficient in terms of infrastructure use and provision.

S4.1.2 Structure Plan

The Harrington Grove Indicative Structure Plan has been prepared as a strategic plan to demonstrate the vision for the future development of the subject land (Figure 4-2). The Indicative Structure Plan was prepared in conjunction with the preparation of the Local Environmental Study and reflects the background studies and Government Agency negotiations.

The Indicative Structure Plan establishes a framework for the urban form and defines the critical components to satisfy the road pattern, land uses, conservation, drainage, transport and social infrastructure requirements. More detailed planning and design is required through the preparation of Precinct Plans prior to Development Applications being considered by Council.

The Indicative Structure Plan illustrates the road network and the proposed intersection locations along The Northern Road, Cobbitty Road and Camden Valley Way. This includes connections to existing roads within Harrington Park. The Indicative Structure Plan also illustrates a general road layout for the residential zoned land.

The Indicative Structure Plan also shows the land use activity across the subject land and the land within public ownership. This includes the area to the north and west of the Orielton Homestead, the land incorporating the southern face of Crear Hill (including Crear Hill) and the regional pedestrian and cycle share path traversing the subject land.

Precinct Areas

The Indicative Structure Plan has been divided into 15 Precincts. For the purpose of clarity, precincts have been grouped into the following Precinct Areas (Figure 4-3).

1. Development Precincts
 - R1 General Residential
 - E4 Environmental Living
 - R5 Large Lot Residential
2. Environmentally Sensitive Precincts
3. Heritage Homestead Precincts
4. Recreation Precincts

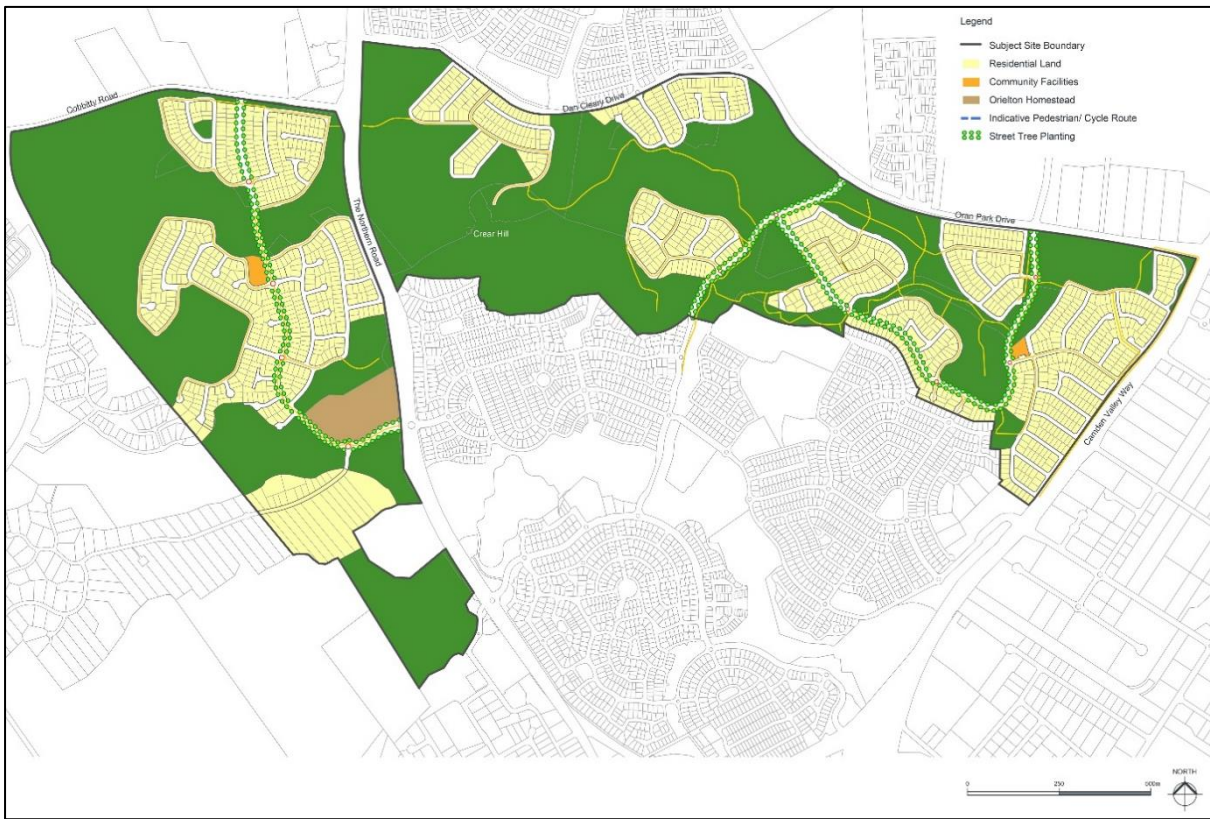


Figure 4-2: Harrington Grove Structure Plan

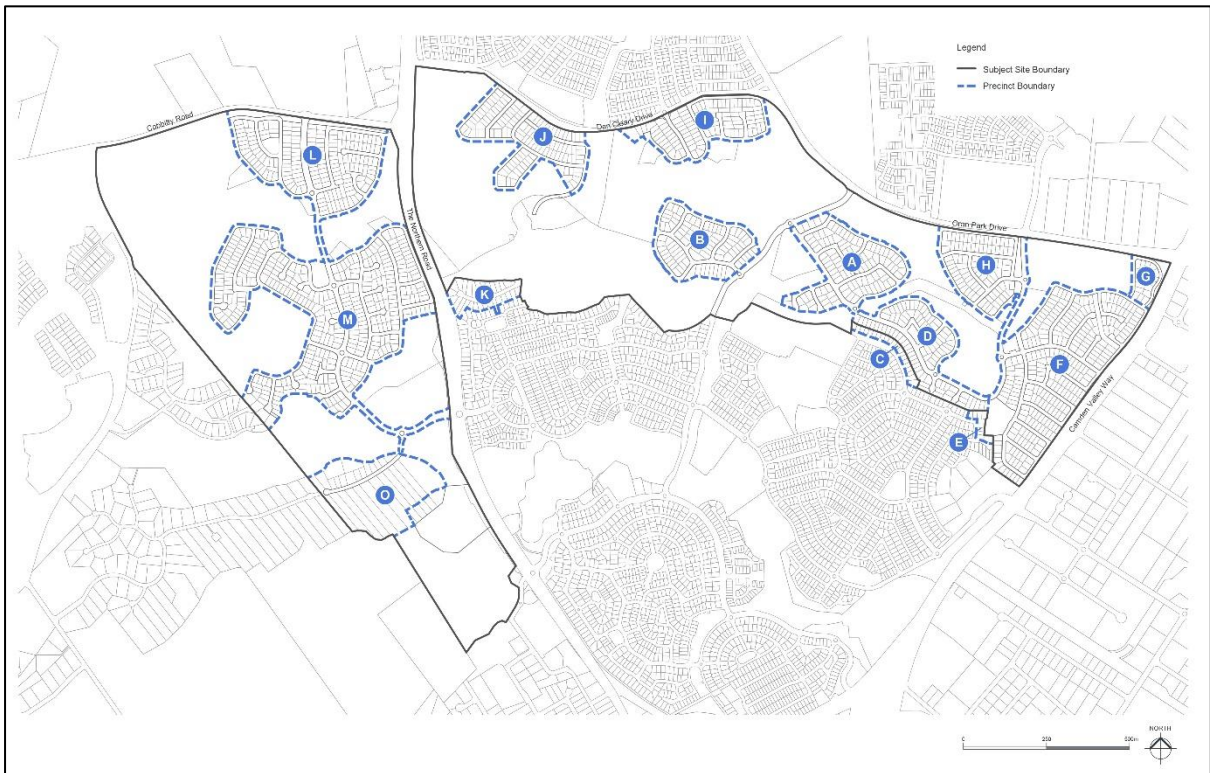


Figure 4-3: Precincts within Harrington Grove

S4.2 Subdivision Planning and Design

S4.2.1 Street Network and Design

Background

This subsection establishes the road hierarchy (Figure 4-4) for and minimum street cross-sections for Harrington Grove.

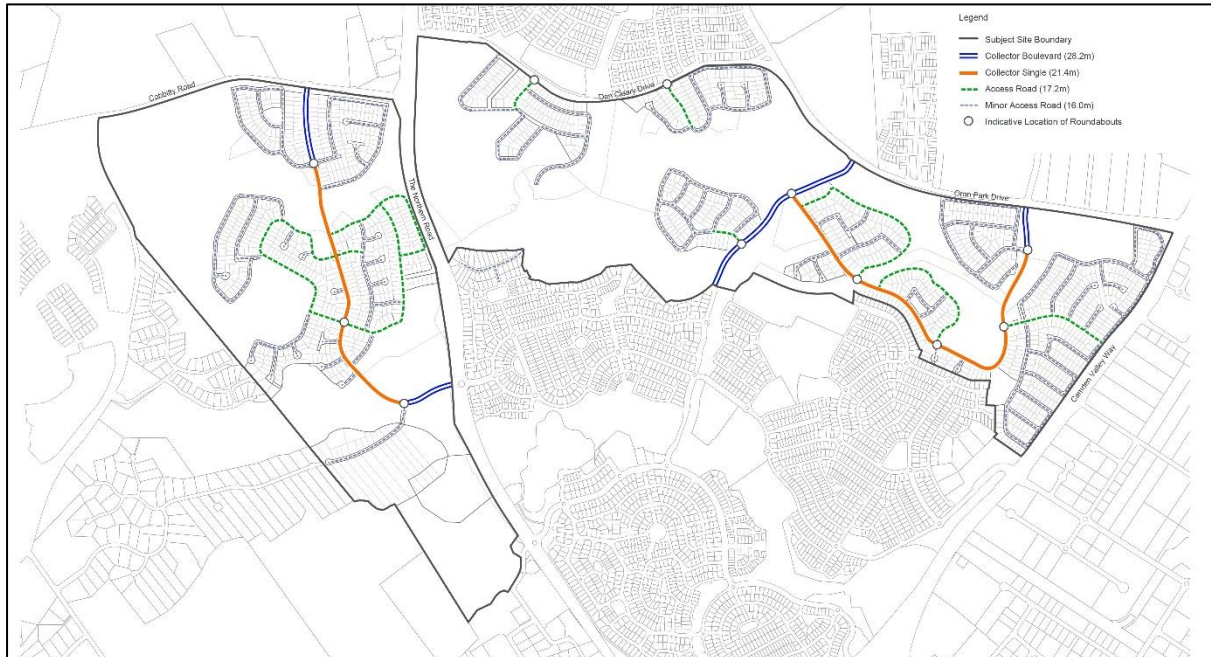


Figure 4-4: Harrington Grove Indicative Road Hierarchy Plan

Minor Access Road or Minor Access Place (Cul-de-sac)

These roads provide access to residential lots and are to be designed to take account of the natural contours of the site.

Vehicle and bicycle use is shared within the carriageway. The carriageway width provides for two lanes of traffic and parking.

Table 4-1 Minor Access Road or Minor Access Place (Cul-de-sac)

Road Type	Carriageway	Footway Width	Footpath Width	Road Reserve (Minimum)	Design Considerations
Minor Access Road or Minor Access Place	6m	10m total (i.e. 5.0-5.0m or 6.0-4.0m)	1.2m (Refer to Figure 4-6 for location of path)	16m	<ul style="list-style-type: none"> No cycle lane. Site responsive road alignments. Designed to accommodate traffic flows up to 1,000 vpd.

Road Design

- Roads are to be designed in accordance with Council's Engineering Design Specifications.
- Pavement design are to be in accordance with 'Ausroads Publication – Pavement Design of Road Pavements' and 'Ausroads Pavement Research Group Publication, Report No. 21 - A Guide to the Design of New Pavements for Light Traffic'
- Roundabouts are to be provided generally in accordance with the Harrington Grove Indicative Structure Plan. Roundabout are to have a minimal internal radius of 8m, with a minimum pavement width of 3.5m
- Intersection treatments are required to clearly identify the road hierarchy and to create more defined intersections.
- Precinct Plans are to define the locations of road intersection thresholds. These are to be constructed of coloured asphalt or paved.
- The colour of the threshold paving/concrete is to be similar to the road pavement.
- Traffic islands and slow points are to be constructed of concrete or paving. Extended speed humps (i.e. Plateaus) are not to be provided for traffic calming.
- Road pavement must be asphalt. Coloured asphalt, concrete or paving bricks should be used to define cycle lanes, car parking spaces or at intersections.
- The road layout is to be generally in accordance with the Harrington Grove Road Hierarchy Plan (Figure 4-4)
- The location of street lights, street tree planting, street furniture, traffic control devices and bus bays are to be identified in Part B.
- Roads are to be designed to take account of the topography and minimise earthworks.

12. A turning area at the end of proposed cul-de-sac must be provided generally in accordance with Appendix B “Turning Heads”.
13. “T” configuration turning heads are to be designed in accordance with Appendix B “Turning Heads”.
14. For road works within areas identified as a salinity hazard, the following is to occur as a minimum:
 - a. Roads should be perpendicular to the contours as much as possible.
 - b. Minimum disturbance of subsoil.
 - c. Engineering designs incorporating considerations of salinity impacts are required.
 - d. Subsoil drainage is to be installed along both sides of all roads.

Road Geometry

1. On-street and off-road cycleways are to be provided in accordance with Councils Engineering Design Specifications.
2. All residential roads (e.g. minor collector roads, access road/places, minor access road/places, and share ways) are to be designed and sign posted at a minimum of 50kph (i.e. traffic management must be considered at the subdivision application, with either road layout or speed reducing devices to produce a traffic environment which reduces traffic speed).
3. Verge widths are to respect the character of the Development Precinct and provide sufficient space for service infrastructure.
4. Where roads are adjacent to public reserves or conservation areas the verge widths are to be a minimum of 1.5 metre, subject to public utilities, bollards and fencing being adequately provided within the road reserve, unless prescribed by an approved Conservation Management Plan, Bushfire Management Plan or Landscape Master Plan.

Road Principles

- a. The road network for is a safe, permeable road system providing an appropriate level of road access and connectivity both within Harrington Grove and externally to the surrounding district, including the neighbourhood shopping centre at Harrington Park (via Harrington Parkway and Fairwater Drive).
- b. The interconnected road network facilitates safe and efficient pedestrian movement throughout Harrington Grove, linking residents to all proposed land uses and residences, including the Local Community and Recreation Centre, public parks and Community Woodland.
- c. The road system provides a road interface with the surrounding Community Woodland/public reserve and has been designed to be sympathetic with the natural contours of the precinct

Controls

1. Roundabouts are to be provided in the locations shown on the Road Hierarchy Plan (Figure 4-4).
2. Intersection treatments are to clearly identify the road hierarchy and create defined intersections through the utilisation of thresholds.
3. Thresholds at intersections (Figure 4-5) are to be provided in the locations identified on the Road Hierarchy Plan (Figure 4-4). These are to be constructed of coloured or stamped concrete or asphalt (individual pavers, cobblestones etc. are not acceptable for trafficable roads)
4. Kerb profile and materials may be varied depending on road drainage requirements.
5. Medians, traffic islands and slow points are to be landscaped.

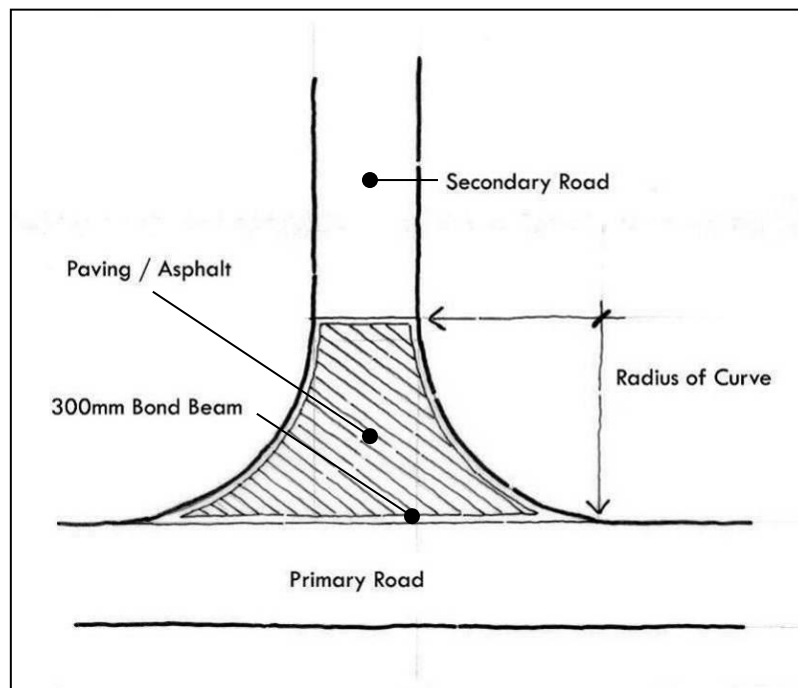


Figure 4-5: Indicative Threshold Treatment

S4.2.2 Pedestrian and Cycle Network

Controls

1. Development applications are to provide for the detailed design and location of footpaths and cycleways generally in accordance with the layout provided in Figure 4-6.
2. The construction material, alignment and use of the pedestrian & cycle share path are to be determined by an approved conservation management plan for the conservation area and landscape master plan for the subject land.
3. Pedestrian and cycle share path crossings of The Northern Road are only to occur at the Cobbitty Road west intersection for safety reasons.

4. The pedestrian & cycle share path is to be a minimum width of 2.5m metres. The width and construction standards should cater for the user types and volumes anticipated as determined by an approved conservation management plan and landscape master plan for the subject land.
5. Lookouts are to be generally provided in locations in accordance with an approved conservation management plan and/or landscape master plan.
6. The construction material and associated public facilities at each lookout are to be in accordance with an approved conservation management plan and landscape master plan for the subject land.
7. The pedestrian & cycle share path must be contained within a 50 metre wide corridor (i.e. 25 metres either side of the path).
8. The pedestrian and cycle pathway network is to:
 - a. provide safe and convenient linkages between open space systems, community facilities, schools and shops, and
 - b. respond to the topography and achieve appropriate grades for safe and comfortable use where possible.
 - c. Pedestrian and cycle share paths are to be provided in accordance with AustRoads Part 14 and locations are shown in Figure 4-6. These locations are indicative and subject to further detailed survey work and discussions with Council.

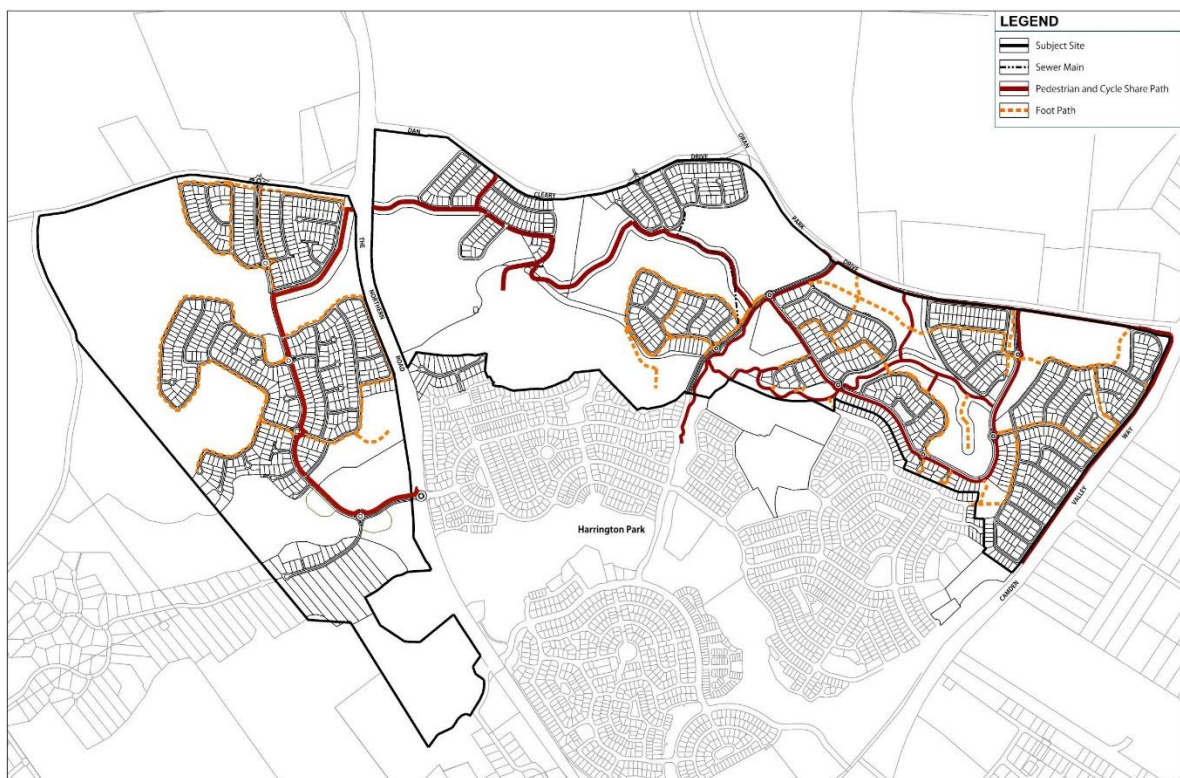


Figure 4-6: Harrington Grove Indicative Pedestrian and Cycle Network

S4.2.3 Street Trees and Landscaping

1. Street trees and landscaping is to be provided to increase the amenity of the precinct area and encourage pedestrian use and walkability. The standards and design of street furniture are to be included in a landscape plan and lodged with the development application.
2. The landscape plan is to be prepared by a qualified landscape architect and lodged with the development application.
3. Street trees are to be generally provided on both sides of roadways (two per lot, typically one aligned with the lot side boundary and one central to the lot). The species and general location of trees are to be contained within the landscape plan.
4. No street trees are to be placed within 1.0m of the street kerb.
5. Street lights are to be approved by Council.

Tree Retention

1. Trees to be retained are to be identified in the Development Application.

S4.2.4 Bulk Earthworks

Controls

1. Development Applications are to provide accurate site surveys prepared by a qualified surveyor to provide a clear and accurate representation of the contours of the land.
2. Development Applications are to illustrate bulk earthworks and provide justification for proposed changes to land levels.
3. Compaction of filled areas is to be 98% standard compaction and in accordance with AS 3798-1990 in accordance with engineering standards and a compaction certificate is to be submitted to Council.
4. Proposals requiring significant moving and filling of earth will be considered if it contributes to the overall quality of the development and the urban design outcomes for the area.
5. Earth moved from areas containing noxious weed material must be disposed of at an approved waste management facility and transported in compliance with the Noxious Weed Act 1993.

S4.2.5 Sloping Land and Retaining Walls

Controls

1. Retaining walls at the subdivisional works stage of development are permitted to reduce the need for cut and fill at the dwelling construction stage.

2. The maximum height of a retaining wall is 1.5 metres.
3. In instances where a retaining wall greater than 1.5 metres in height is required, a second retaining wall is permitted providing the retaining wall structure incorporates a step of 1 metre in width, with the second retaining wall being limited to 1 metre in height (i.e. first wall a maximum of 1.5 metres and second retaining wall is a maximum of 1 metre).
4. Retaining walls are to be constructed of masonry materials.
5. Any wall with a height of 1.5m or greater requires lodgement of a Development Application.

S4.2.6 Estate Fencing

Controls

1. Estate fencing will be erected in specific locations to separate public and open space areas with residential development. Estate fencing is to be constructed of high quality materials and finishes and is to form part of the subdivisional works for the site.
2. The location of estate fencing is identified in a Development Application and is to be constructed in accordance with a Landscaping Plan.
3. Estate fencing is limited to a maximum height of 1.8m above ground level.
4. Estate fencing is not to be removed or altered in finish, shape or form of the fence.

S4.2.7 Bushfire Management

Background

The natural environment and native vegetation is a significant feature of the Harrington Grove landscape. The retention of a significant area of remnant bushland within proximity to residential development across the subject land has been considered during the preparation of the Indicative Structure Plan.

Controls

1. Precinct G and J will require a Bushfire Management Plan to be prepared to demonstrate the measures necessary to minimise the impact of fire on buildings in accordance with Planning for Bushfire Protection (NSW RFS).
2. A Bushfire Management Plan is to be prepared in conjunction with a Conservation Management Plan and Landscape Master Plan for Precincts Q, R and T.
3. A Bushfire Management Plan is to be prepared in accordance with Planning for Bushfire 2006 (or a more recent Rural Fire Services policy) and submitted with a Development Application for subdivision.

4. E2 Environmental Conservation zone needs to be located and designed in accordance with a Bushfire Management Plan and/or Conservation Management Plan and/or a Landscape Master Plan.
5. Fire Trails are to be constructed between areas where development is separated by bushland or alternative access is required to a public road. An approved Bushfire Management Plan and/or a Conservation Management Plan and/or a Landscape Master Plan will outline the alignment, construction and management of fire trails.

S4.2.8 Specific Development Precincts

The development precincts are those which are proposed to be developed for residential purposes, as outlined in Figure 4-3. The development of each precinct will be undertaken in accordance with the objectives for each respective development precinct.

Zone	Precincts
R5 Large Lot Residential	N, O

Residential Precincts (R5 Large lot Residential)

Objective

- a. Conserve the heritage significance of the heritage homesteads and their immediate environs, whilst facilitating the provision of public road linkages and appropriate development.

Harrington Grove – Precinct N Orielton Homestead

Controls

1. Implement the Orielton Conservation Management Plan for Orielton Homestead.
2. Alignment and construction of public road linkages, where necessary, to respect and be sympathetic to the natural environment.
3. Provide adequate bush fire management measures.
4. Identify areas of tree planting in accordance with a Conservation Management Plan to provide vegetated screening of development, where necessary.

Harrington Grove – Precinct O

Objectives

- a. Create a range of lot sizes that:
 - (i) reflects the adjacent Kirkham Estate; and
 - (ii) allows for smaller lots for the more elevated northern portion of the precinct, whilst ensuring the visual quality of the development respects important viewscape elements.
- b. Provide for small holding rural residential living opportunities on land not being of prime crop or pasture potential and having ready access to urban areas and facilities.
- c. Ensure development is carried out in a manner that minimises risk from natural hazards, particularly bushfires and flooding.

Controls

1. Design and locate roads to take account of the natural contours of the site.
2. Provide pedestrian and cycle linkages.
3. Provide adequate bush fire management measures.
4. Introduce building envelopes to control the location of dwellings.
5. Appropriate separation of dwellings from flood affected land.
6. Prepare building controls to control building form, fences, materials and colours to ensure that all buildings have minimal visual impact.

S4.2.9 Environmental Elements

Development in Saline Areas

Areas of salinity risk exist within the Precinct which require specific management and construction standards to ensure buildings and structures are protected from salinity damage. The areas of salinity risk including those that contain soils with aggressivity to concrete and steel are identified in Figures 4-22 to 4-39. Specific construction standards and procedures need to be implemented to address potential aggressivity impacts.

1. Development in areas of salinity risk must be consistent with Camden Council's Policy No. 1.15 – Building in Salinity Prone Environments.

S4.3 Centre Development Controls

Not applicable.

S4.4 Site Specific Residential Controls

Note: The controls listed below are specific to Harrington Grove. They must be read in conjunction with the controls in Part 4 of this DCP. In the event of any inconsistency, the controls below prevail.

S4.4.1 Harrington Grove General Residential Building Controls Applying to all Precincts

Objectives

- a. Development is to enhance the existing or planned town/suburban character and streetscape.
- b. The form, scale and siting of buildings, and the materials and colours are to be appropriate to the character of the area.
- c. Garages are to be recessed from the front facade so as not to dominate the house and the streetscape.
- d. Building heights are to maintain the single and double storey residential character of the Camden LGA and to minimise the impact on existing residential development.
- e. Setbacks are to enhance or create landscape features, and maintain visual and acoustic privacy.

S4.4.2 Building and Site Design

Form and Character

Residential development within Harrington Grove comprises a variety of styles, densities and form, which creates neighbourhood villages of a high standard.

1. Whilst encouraging variety in housing design these Building Controls promote characteristics of good design such as:
 - a. facades that are attractive and provide interest.
 - b. facades that are “welcoming” and do not dominate the streetscape.
 - c. rooflines that are aesthetically pleasing and incorporate adequate eaves.
 - d. reduced visual impact from garage doors.
 - e. make best use of the site area and orientation of the lot.
 - f. energy consumption reductions in housing through passive solar design.
 - g. good landscape design to maximise energy efficiency of dwellings.
 - h. high levels of amenity (daylight, outlook, privacy) from within the house and the private open space.
 - i. safe neighbourhoods through informal surveillance of the street.

Siting of Dwellings

1. The orientation, siting and layout of dwellings is to consider the following:
 - a. location and design of houses are to relate to the site topography.
 - b. houses to be orientated to the front street.
 - c. visual and acoustic privacy is to be maintained between the dwellings and adjacent residential properties.
 - d. the benefits of passive solar design and natural ventilation.
 - e. effective landscaping and careful site design is to assist in acoustic and visual privacy and enhance shaded areas.
 - f. minimise the effects of overshadowing, and visual and acoustic intrusion.
 - g. the provision of sunlight in living spaces within buildings and in open spaces around buildings to improve energy efficiency.

Corner Lots

1. Dwellings on corner lots are to consider the following:
 - a. Dwellings on corner lots are to address both street frontages (Figure 4-7).
 - b. Dwellings on corner lots should encroach closer to the road reserve to frame the corner and improve the visual quality of the streetscape.

Figure 4-7: Street Frontage for Corner Lots



Street Facades

1. Garages are not to protrude in front of houses and/or dominate the streetscape. The front of the house is to have an attractive facade that displays sufficient articulation (Figure 4-8). To achieve this, the following provisions apply.
2. Triple garages are to have at least one garage set back a minimum distance of 900mm behind the other garages.
3. Part of the front facade (excluding the garage) must be set back a minimum of 900mm from the rest of the facade (excluding the garage) (Figure 4-9). This results in a staggered or articulated facade. Recessed or protruding entry alcoves, central to the front building facade and containing the front door, do not, alone, satisfy this requirement.
4. 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.

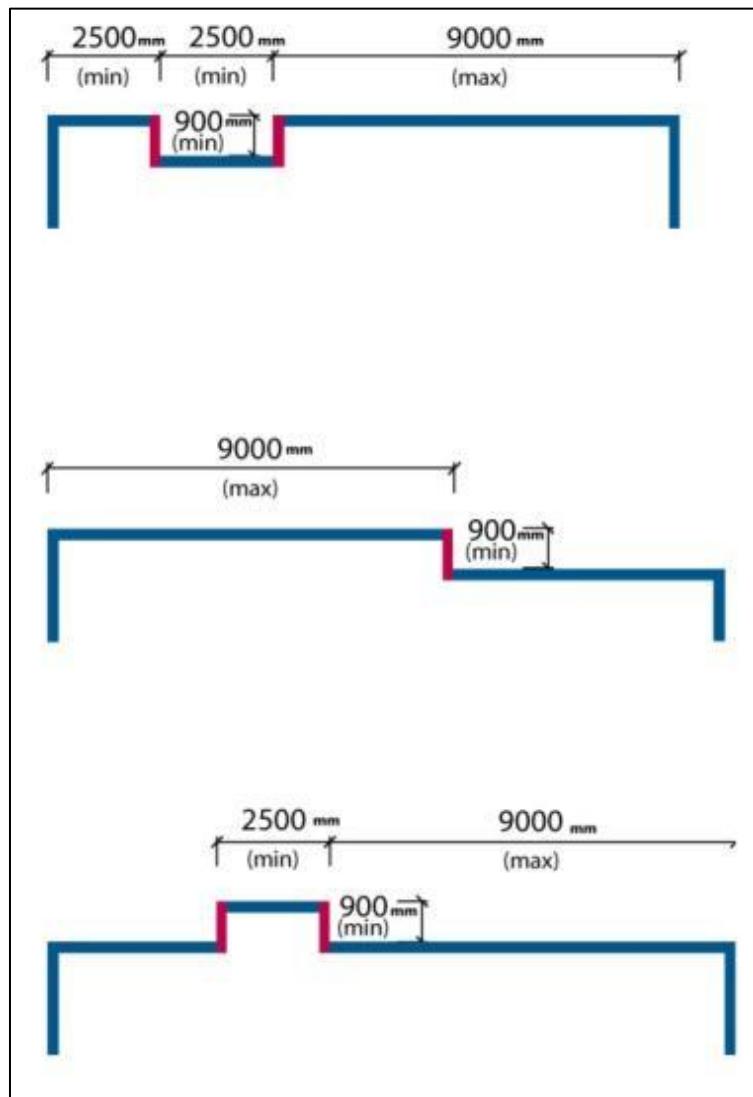
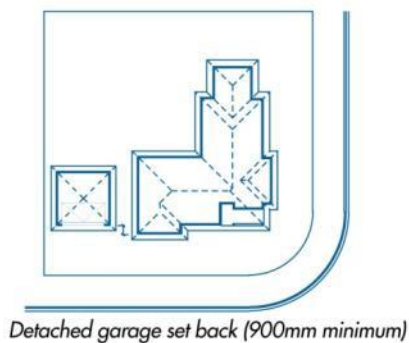
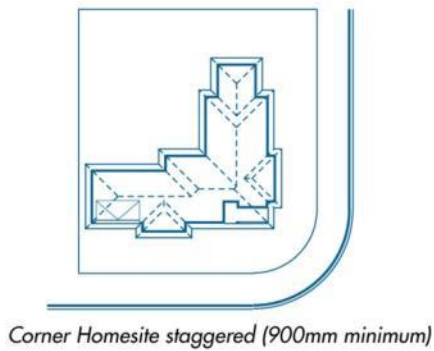
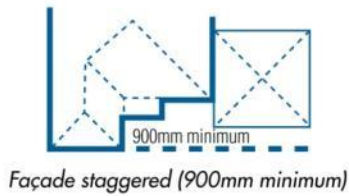
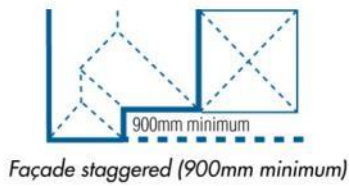


Figure 4-8: Street Facades

5. Garages are permitted forward of the front building facade providing (Figure 4-9):
 - a. garage doors do not front the street,
 - b. the facade of the garage fronting the street resembles a dwelling facade which includes windows and similar architectural elements, and
 - c. the garage is integrated with the dwelling.

Facades – Acceptable



Facades – Not Acceptable

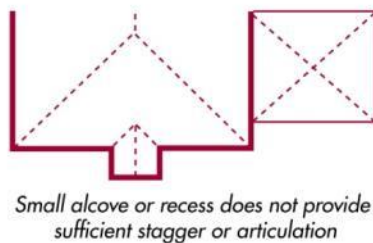
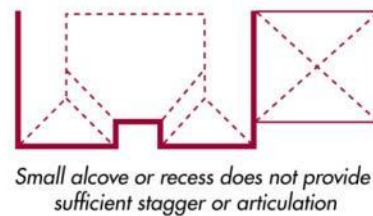
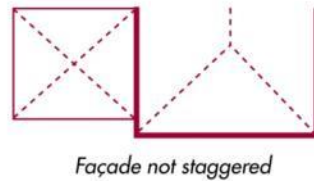


Figure 4-9: Facades which are/are not permitted

Setbacks for Dwellings and Structures (General)

1. Setbacks within these precincts are to be in accordance with Table 4-2.

Table 4-2 Precinct Setbacks

Precinct	Front Setback					Side Setback					Rear Setback	Garages			
	Collector Road – Street Access	Collector Road – No Street Access	Collector Road – Corner Lots	Minor Access Road – Street Access	Minor Access Road – Corner Lots	Common Lot Boundary	Collector Road – Corner Lots	Minor Access Road – Corner Lots	Secondary Frontage	Lots Abutting Open Space	Common Lot Boundary	Building line Setback	Front Boundary Setback	Third Garage Setback to Main Garage	Common Lot Boundary
Precinct A	8m	6m	6m	6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct B	8m	6m	6m	6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct C	4.5m	4.5m	4.5m	4.5m	4.5m	0.9m ^{**}			3m	4.5m [~]	6m [#]	0.9m	5.5m	0.9m	0.9m ^{**}
Precinct D	8m	6m	6m	6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct E	4.5m	4.5m	4.5m	4.5m	4.5m	0.9m ^{**}		3m		4.5m [~]	6m [#]	0.9m	5.5m	0.9m	0.9m ^{**}
Precinct F	8m	6m	6m	6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct G				6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct H				6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct I				6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct J				6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct K				4.5m	4.5m	0.9m ^{**}			3m	4.5m [~]	6m [#]	0.9m	5.5m	0.9m	0.9m ^{**}
Precinct L	8m	6m	6m	6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct M	8m	6m	6m	6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]
Precinct O				6m	4m	2m [^]	6m	4m		2m [^]	6m [^]	0.9m	5.5m	0.9m	1.1m [^]

Notes:

- * On corner lots, the rear boundary may be interchanged with the side boundary to respond to dwelling orientation and design
- [^] Reductions to the side and rear setback requirements are permitted in the following circumstances:
 - i Side setbacks can be reduced to 1.5m for single storey dwellings on residential allotments less than the 800m², and
 - ii Garages are permitted to encroach into the side and rear setbacks on corner lots. Garages must be setback to a minimum of 1.1m from the lot boundary to the garage wall.
- ** This figure may be reduced to 600mm providing any windows in walls utilising the reduced setback provisions are linked to a non-habitable room and are not larger than 900mm x 600mm. Such windows are to comply with fire safety hazards in the Building Code of Australia.

2. Eaves, facias, downpipes, chimneys and gutters can encroach into the side setbacks provided there is a minimum separation distance of 450mm from the boundary, as shown on Figure 4-10.

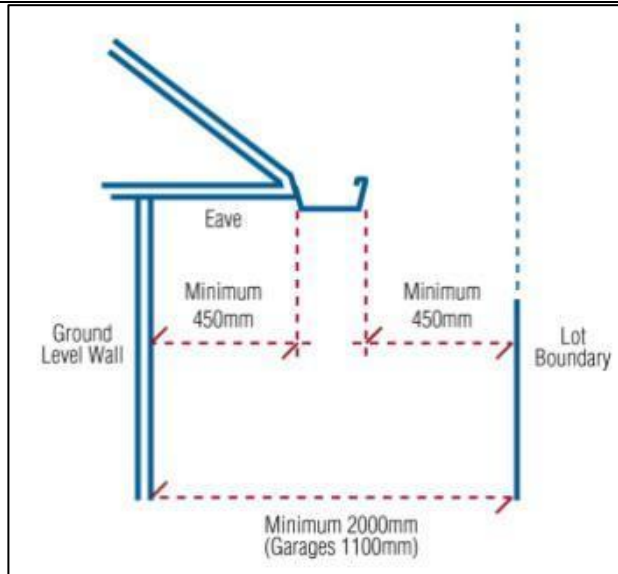


Figure 4-10: Side Boundary Setback

3. All outbuildings greater than 10m² in area are to comply with the standard setback provisions above.

Corner Lots

1. Corner lots may have a reduced front setback to the neighbouring allotments primary front setback. (i.e. where an abutting lot has a primary street setback of 6 metres, the corner lot must have a setback to that road of 4 metres) (Figure 4-11).
2. No side wall is to be longer than 9m or shorter than 2.5m in length and is to contain a minimum 900mm step in the facade.

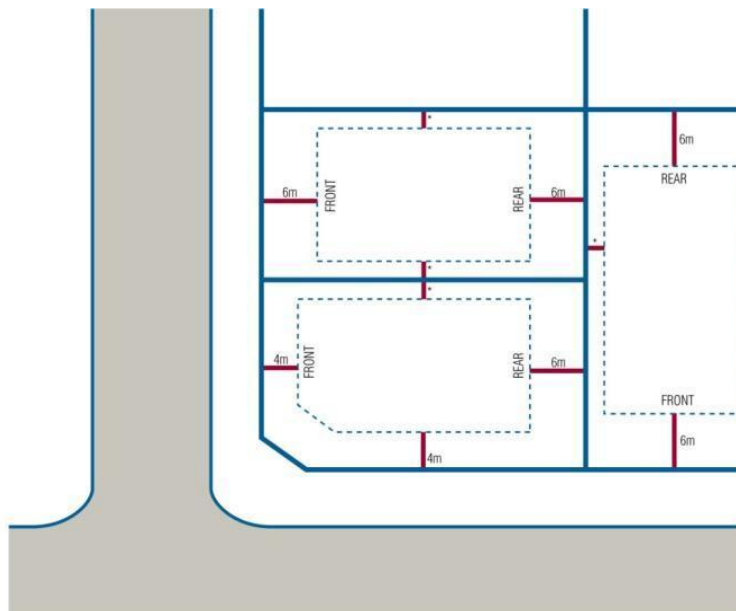


Figure 4-11: Corner Lot Setbacks

Garages

1. Garages are to be setback a minimum of 5.5m from any street frontage.
2. Garages are to be setback a minimum of 1.1m from any other boundary.
3. Garages are to be setback by a minimum of 900mm from the primary building facade closest to the road.
4. Triple garages are to have at least one garage setback a minimum distance of 900mm behind the other garages.

Site Coverage and Floor Area

1. The area of the dwelling (including ancillary buildings) is to occupy no more than 50% of the lot area (excluding access legs of battle-axe allotments).

Note: *Open verandahs and covered outdoor entertaining areas with perimeter walling no higher than 1m are excluded, as are garden sheds that comply with the SEPP*

S4.4.3 Materials

Colour

1. A colour schedule containing samples of external colours is to be provided to Camden Council when applying for development consent.
2. Bolder, brighter, deeper shades of colour on feature areas of the building is encouraged provided they are in keeping with the overall colour scheme of the dwelling and do not detract from the streetscape.

Walls

1. External walls of all dwellings are to be constructed of;
 - a. face or rendered brickwork,
 - b. stone,
 - c. rendered concrete blocks,
 - d. glass, or
 - e. lightweight materials such as fibre cement or seamless, textured and coated materials.
2. The use of lightweight materials is only permitted on upper-storey walls and is to be constructed of fibre cement or other seamless, textured, coated materials.

3. Dwellings are to be finished in earthy colours that blend with the natural surrounds. Bold contrasting colours are to be avoided, so as not to detract from the natural setting of the development.

Roofs

1. Roofs are to be constructed of pre-painted steel sheet, tiles or slate.
2. Roofs are to consist of a single colour and material.
3. Highly reflective roofing materials (such as uncoated zincalume) are not permitted as the reflective qualities can impact upon neighbouring allotments and the surrounding area.
4. A colour schedule containing samples of roof colours is to accompany the Development Application for building.
5. The colour of roofing, whether tiles or pre-painted sheet steel, is to be generally consistent with the natural surrounds and recessive in tone

S4.4.4 Roof Form

Roof Pitch and Line

1. The roof pitch is to be a minimum of 22.5^o and a maximum of 45^o.
2. Skillion roofs are permitted with a minimum slope of 22.5^o.
3. The roof line is to be articulated to follow the modulation of the dwelling facade where the step within the facade exceeds 2.5m in length and fronts a road or public reserve (i.e. corner lot and street front) (Figure 4-12).
4. Eaves no smaller than 450mm are to be incorporated into the building design and are required on all front and side facades of dwellings.
5. Notwithstanding controls 1-4, dwellings in Harrington Grove with low pitched roofs and lacking eaves on front/side facades are permitted if it can be demonstrated that:
 - a. a BASIX Certificate has been provided to Council which demonstrates the proposed dwelling will comply with thermal and energy requirements,
 - b. the proposed dwelling design demonstrate architectural merit through a modern and contemporary design, and
 - c. the proposed variation will not result in any negative impacts on the future character of the streetscape or locality.

Note: Variations to the minimum roof pitch requirement can be considered where architectural merit and innovation in the building design is demonstrated.

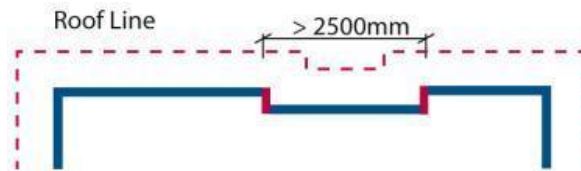


Figure 4-12: Roof Articulation

Lofts

1. Lofts are intended to provide flexibility in the design and location of floor space within a dwelling but are not intended to be an additional storey.
2. Lofts are to be contained entirely within the roof pitch.
3. Lofts will not be counted as a storey.
4. Lofts may be used as habitable areas but are not included in floorspace calculations.
5. Dormer windows and tilt up windows that are flush with the roof are permitted.

S4.4.5 Garages and Driveways

Garage Design

1. Garages are to have a minimum internal dimension of 3m wide x 5.5m length for a single garage or 5.5m width x 5.5m length for a double garage. All dimensions are to be clear of any fixed internal structures, such as staircases (Figure 4-13).
2. A garage or carport is permitted at the rear or side of the dwelling, though not permitted to be constructed in the front setback of the allotment. All garages are to be positioned behind the setback line, and a minimum of 5.5m from the lot boundary fronting a road.
3. A third garage is permitted in accordance with Control 4 \within **Street Façades** of this Schedule.
4. A detached garage is permitted.
5. The carport/garage must be constructed of materials that match or complement the primary dwelling in respect of material, pitch of roof, design, colour and external appearance.
6. Garage doors are to be tilt-up, panel or sectional. Roller doors are not permitted to the front of the garage.
7. The width of the garage doors when viewed from the street must not exceed 50% of the width of the dwelling's front elevation.

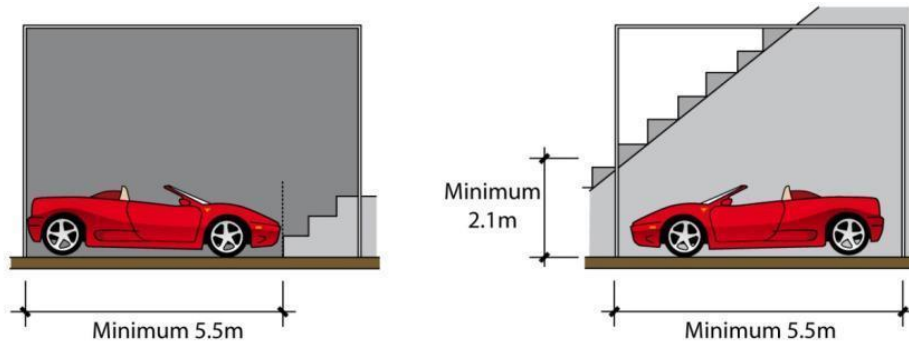


Figure 4-13: Carparking Clearance from Fixed Structures

Driveways (Access Design)

1. Driveways must be constructed from the garage to the road kerb prior to occupation of the dwelling and be a minimum of 5.5m in length from the lot boundary to the garage.
2. Driveways to corner lots are to be a minimum of 6 metres from the end point of the curve adjacent to the intersection of the primary and secondary lot boundaries (as shown on Figure 4-14).

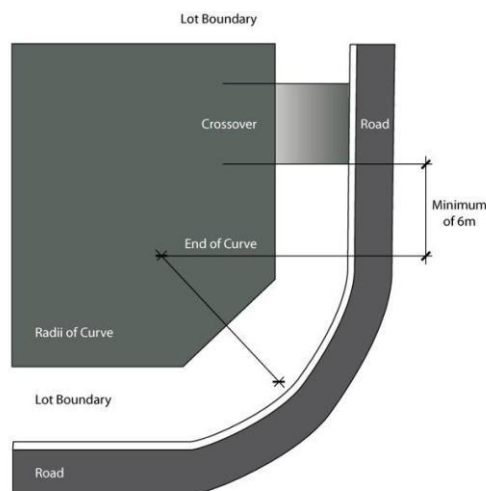


Figure 4-14: Carparking Clearance from Fixed Structures

3. The footpath cross-over needs to be constructed from the kerb to the boundary.
4. The driveway must not be less than 3m and no greater than 5.5m in width from the kerbside to the boundary of the lot and a consistent width for its length between the kerb and the lot boundary.
5. 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.
6. Driveways are to be sufficiently setback from side boundaries to allow effective screen planting along the boundary, provided vehicular and pedestrian safety is maintained.

7. Driveways are to have an average overall grade of 1:6 (refer to Council's detailed requirements for grades and vertical curves) and be a minimum of 500mm clear of all drainage structures on the kerb and gutter and side fencing. They are not to interfere with the existing public utility infrastructure unless prior approval is obtained from the relevant authority.

S4.4.6 Landscaping and Private Open Space

Landscaping

1. All parts of the lot not built upon or paved are to be landscaped with turf, groundcover, shrubs and/or trees.
2. No more than 40% of the front yard is to be hard paved surfaces.
3. Impervious areas are to be limited to a maximum of 65% of the lot area.
4. All gardens visible from roads or parks must be fully landscaped within three months of the house being occupied.

Private Open Space

1. Each dwelling is to have quality, useable private open space, behind the primary building line to allow outdoor recreational and clothes drying areas.
2. The total area of private open space is to be a minimum area of 80m² (dwellings with 3 or less bedrooms) and 100m² (dwellings with 4 or more bedrooms).
3. Each dwelling is to have a principal private open space in at least one courtyard directly connected to a living zone, with the minimum dimensions of 5m wide x 5m deep and being not steeper than 1:15 gradient. On steeper sites open space is to be terraced to provide useable space or a timber deck with the minimum dimensions of 4m x 2.5m constructed adjacent and accessible to a living zone to minimise any site disturbance.
4. Sunlight must reach at least 50% of the principal private open space and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21st June.

Note: Any area to be included in the above calculation is to have a minimum dimension of 2.5m. Any area in front of the front building alignment is not to be considered in the above calculation.

S4.4.7 Fencing

Front Fencing

1. Fencing along the front boundary is limited to a maximum height of 1m from finished ground level. Notwithstanding piers with a maximum dimension of 500mm x 500mm are permitted to a maximum height of 1200mm.

2. 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 (Figure 4-15). Panels are to be at least 70% visually permeable.
3. Where front fencing is located on top of a retaining wall, the total height of the front fence and retaining wall (measured from finished ground level on the verge side) is not to exceed 1m in height.
4. Fences constructed entirely of timber pickets, palings or materials of similar appearance are not permitted.
5. Bold contrasting primary coloured fencing is to be avoided so as not to detract from the natural setting of the development.



Front fencing with infill panels

Face brick piers with pickets

Rendered brick with decorative Steel

Figure 4-15: Examples of Allowable Fences

Fencing Along Common Lot Boundaries

1. Fencing on side boundaries is limited to:
 - a. 1m in height from the front boundary to 1m behind the front building facade closest to the side boundary, and
 - b. 1.8m in height from 1m behind the front building facade closest to the side boundary to the rear boundary (Figure 4-16).

Note: The side fence erected with the first constructed dwelling, will take precedence, unless otherwise agreed by both affected landowners that these arrangements are impracticable.

- c. Fencing on rear boundaries is limited to 1.8m in height.

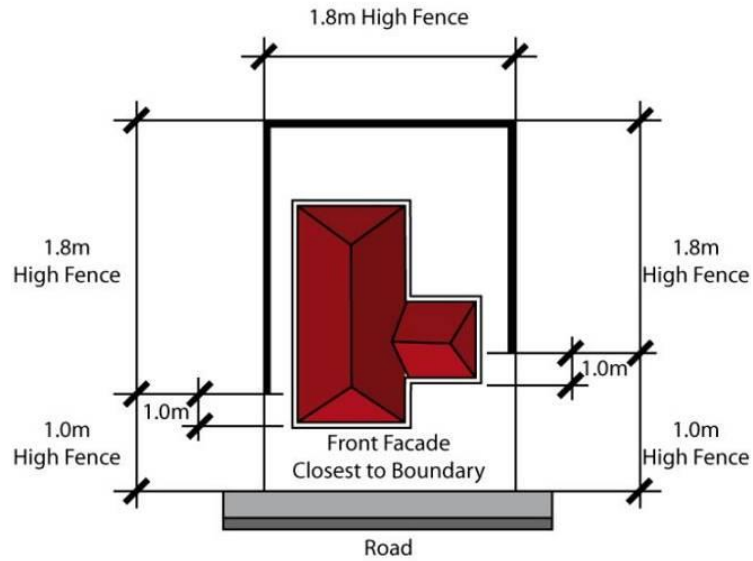


Figure 4-16: Common Boundary Fencing

2. Fencing along the side and rear common lot 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 control 1 in this subsection).

Fencing Along a Road Reserve

1. Fencing abutting a road reserve is to be constructed of:
 - a. face brick, rendered brick or rendered blockwork, or
 - b. face brick, rendered brick or rendered blockwork piers with infill panels of landscaping, decorative steel, wrought iron, decorative timber or brushwood, or
 - c. brushwood.

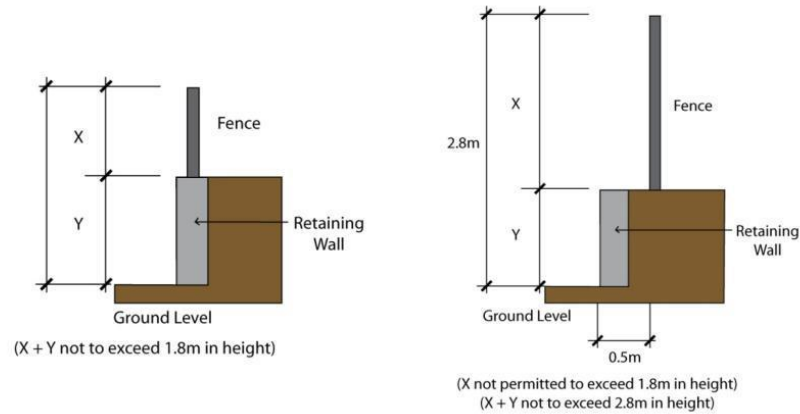


Figure 4-17: Lot Fencing Abutting a Road Reserve on a Retaining Wall

2. Where 1.8m corner lot 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. Notwithstanding fencing is permitted to a height of 1.8m above a retaining wall provided the fence is setback a minimum of 500mm from the fascia of the retaining wall (Refer Figure 4-18).
3. Fencing on common lot boundaries for corner lots is limited to a height of 1.8m.
4. Pre-painted sheet steel fencing alongside and rear common lot boundaries on corner lots is not to extend past a point measured to be 2.9m behind the minimum building setback for the corner lot (Refer Figure 4-19 and Table 4-2 for setback requirements for corner lots). 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.

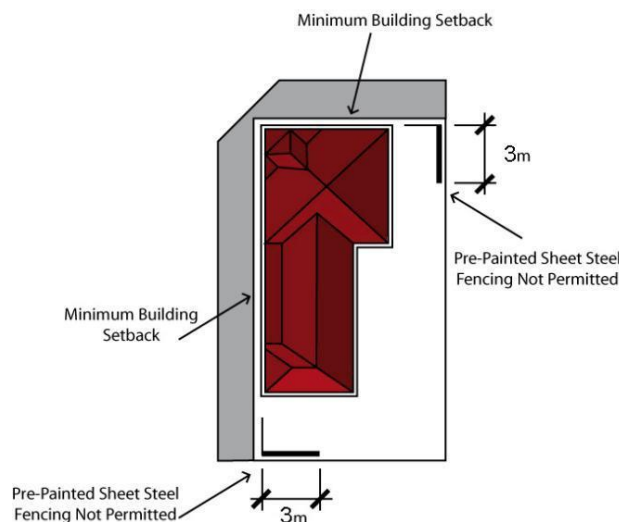


Figure 4-18: Pre-painted Sheet Steel Fencing on Common Lot Boundaries

Return Fencing to the Dwelling

1. Return fencing to the dwelling is:
 - a. limited to a maximum height of 1.8m, and
 - b. is to be setback a minimum of 1m behind the building facade fronting the street and closest to the lot boundary.
2. Fencing between the dwelling and the side boundary is to be constructed from the same or similar materials as the dwelling.
3. Gates located between the dwelling and the side boundary are to be constructed of decorative steel, wrought iron, brushwood or decorative timber.
4. Gates painted with bold primary colours are not permitted.
5. Fencing between the dwelling and side boundary may be constructed from pre-painted sheet steel where the distance is less than 3m to the boundary, and a minimum of 1.0m behind the building line. (Maximum height of 1.8m). (Refer figure 4-19).

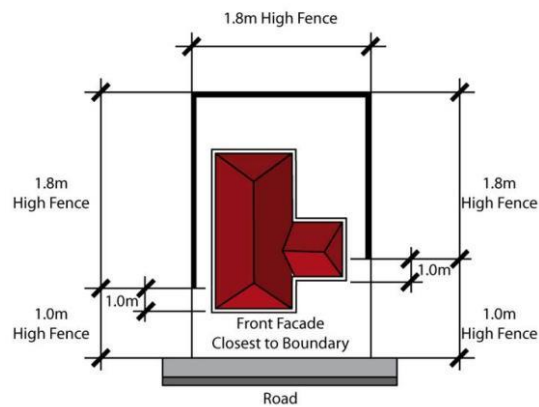


Figure 4-19: Return Fencing

S4.4.8 Outbuildings

1. Any outbuilding in excess of 10m² 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. Temporary structures are not permitted in front of the building facade and are not to be visible from the abutting street.

S4.4.9 Bushfire Management

1. A Bushfire Management Plan is to be prepared in accordance with *Planning for Bushfire 2006* (or a more recent Rural Fire Services policy) and submitted with a Development Application for subdivision.

Specific building controls and plans for Harrington Grove Precincts

Note: The controls listed below are specific to Precincts within Harrington Grove. They must be read in conjunction with the generic controls in section D2.3.4 of this DCP. In the event of any inconsistency, the Precinct specific controls included in this subsection will take precedence.

S4.4.10 Precinct A



Lots with Single Storey Limitations

1. Certain development sites may potentially impact on the visual linkages from the Harrington Park Homestead to across the ridgeline (Figure 4-20). These sites must ensure dwellings are limited to single storey.



Figure 4-20: Single Storey Lots in Precinct A

Dual Frontage Residential Lots Fronting Harrington Parkway

1. Dwellings that front both Harrington Parkway and an opposing street (front and rear) are to address both frontages.
2. No direct vehicular access to Harrington Parkway is permitted.
3. Garages are to be setback a minimum of 20 metres from the lot boundary fronting Harrington Parkway.
4. Boundary fencing along the street frontage where vehicular access is permitted is limited to a maximum height of 1.8 metres. A minimum length of 10 metres of this fencing is to be 70% permeable.

Salinity and Aggressivity

Refer to Environmental Elements in Section 2 of this Schedule salinity and aggressivity controls and Figure 4-21 and 4-22.

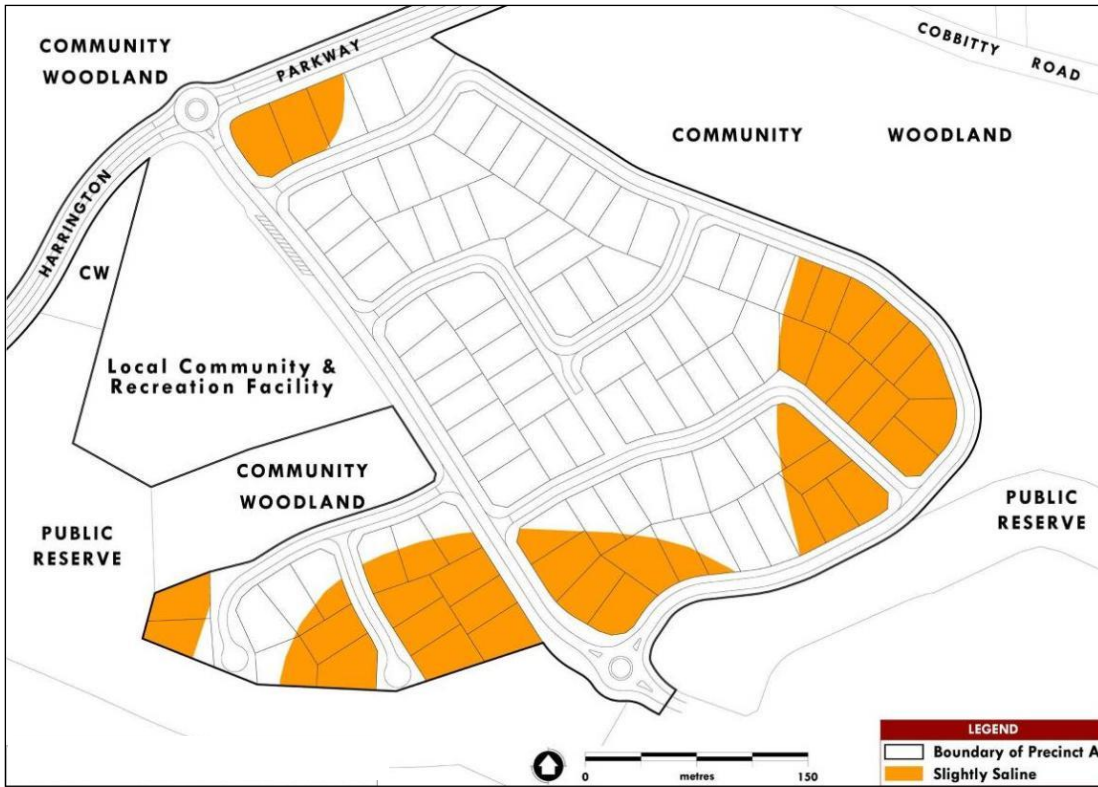


Figure 4-21: Salinity Risk Areas in Precinct A

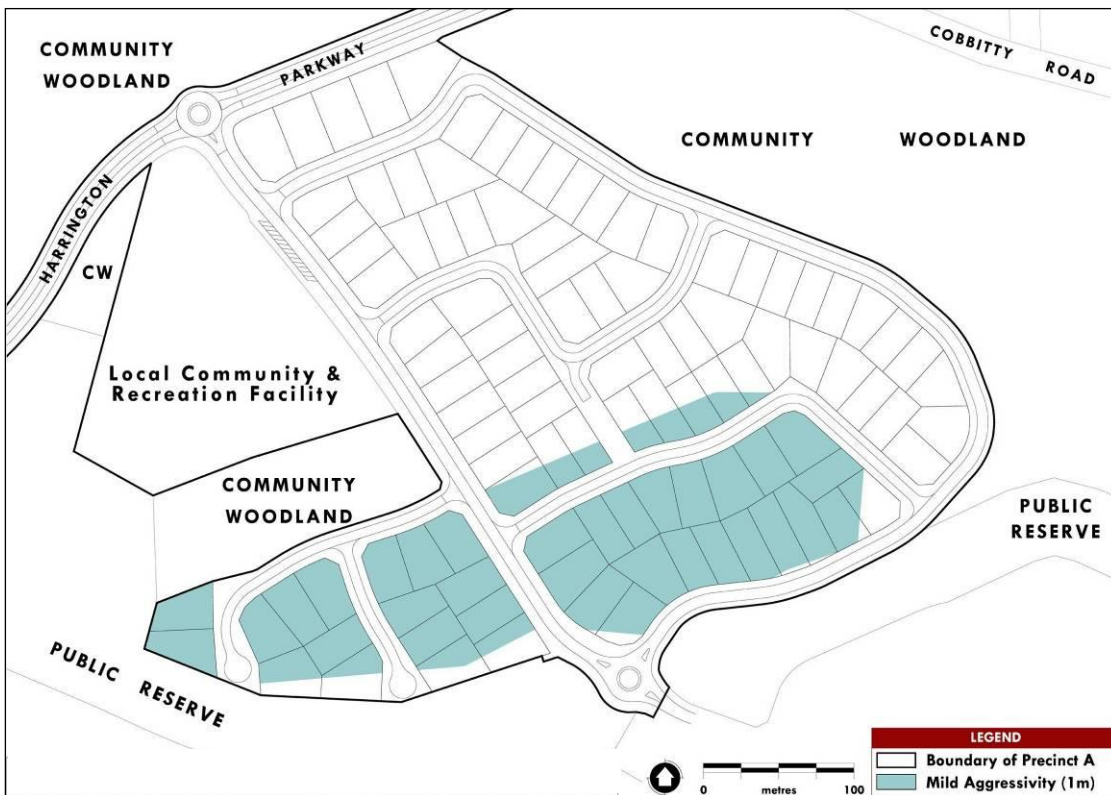
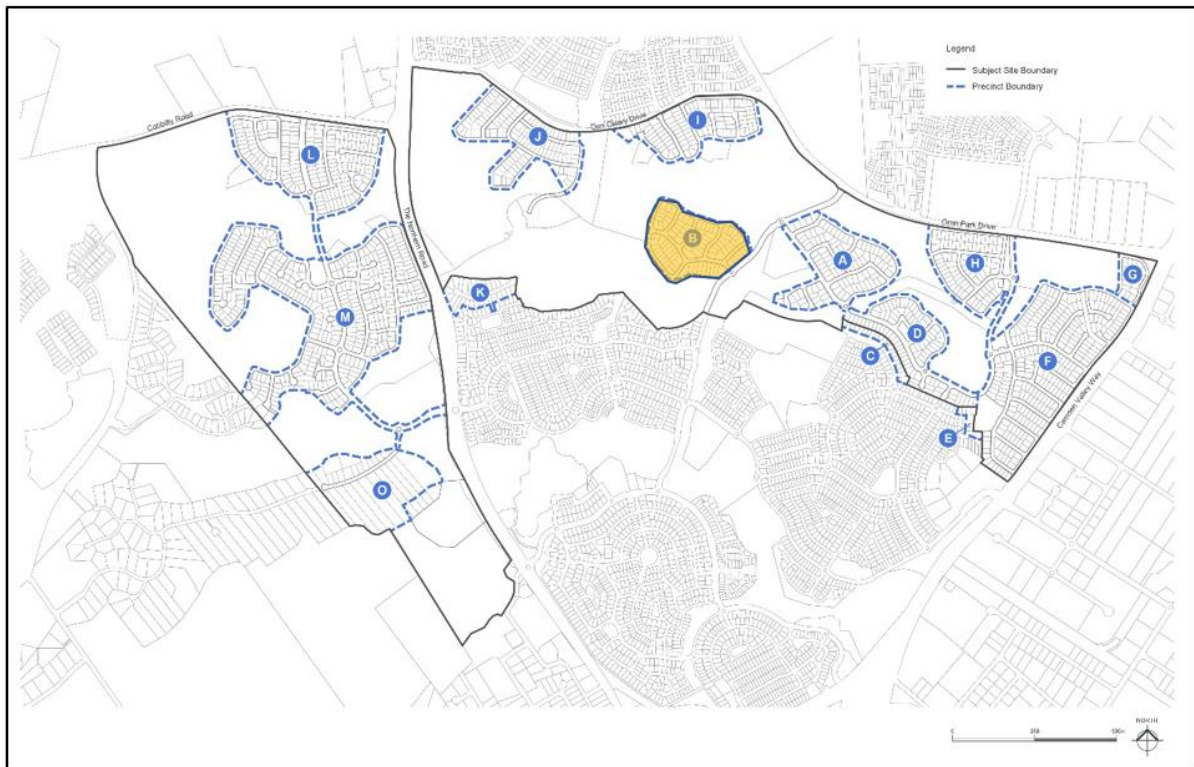


Figure 4-22: Aggressivity to Concrete and Steel in Precinct A

S4.4.11 Precinct B



Dual Frontage Residential Lots Fronting Harrington Parkway

1. Dwellings that front both Harrington Parkway and an opposing street (front and rear) are to address both frontages.
2. No direct vehicular access to Harrington Parkway is permitted.
3. Garages are to be setback a minimum of 20 metres from the lot boundary fronting Harrington Parkway.
4. Boundary fencing along the street frontage where vehicular access is permitted is limited to a maximum height of 1.8 metres. A minimum length of 10 metres of this fencing is to be 70% permeable.

Salinity and Aggressivity

Refer to Environmental Elements in Section 2 of this Schedule for salinity and aggressivity controls and Figure 4-23 and 4-24.

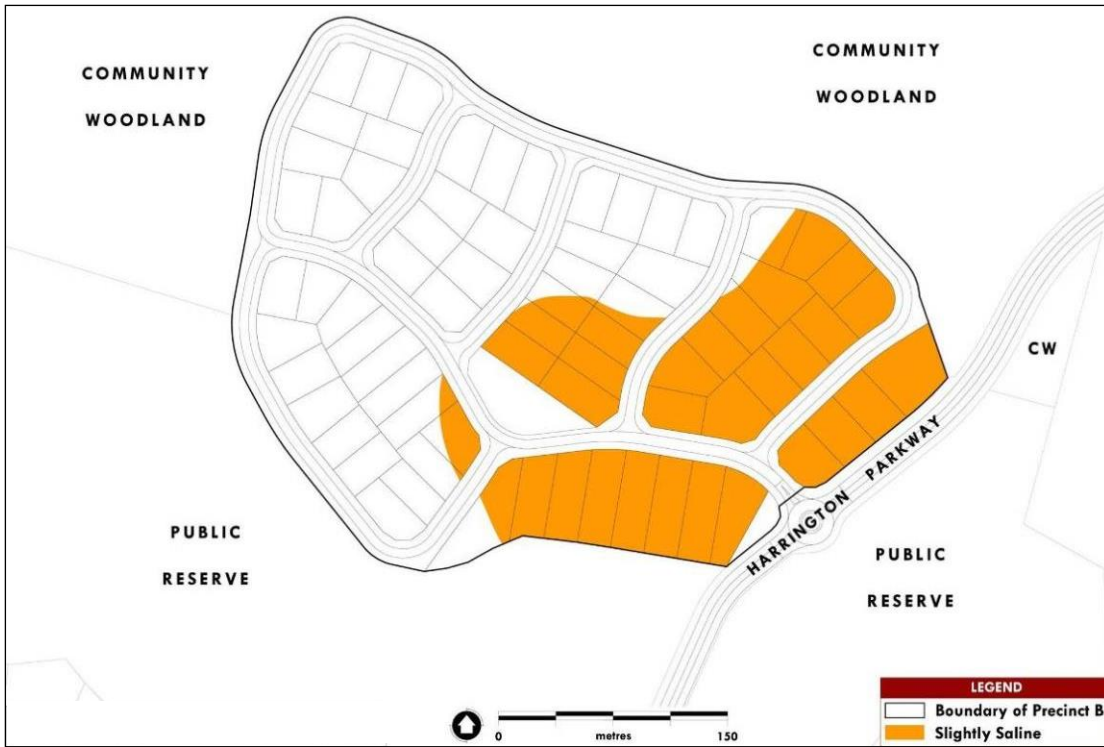


Figure 4-23: Salinity Risk Areas in Precinct B

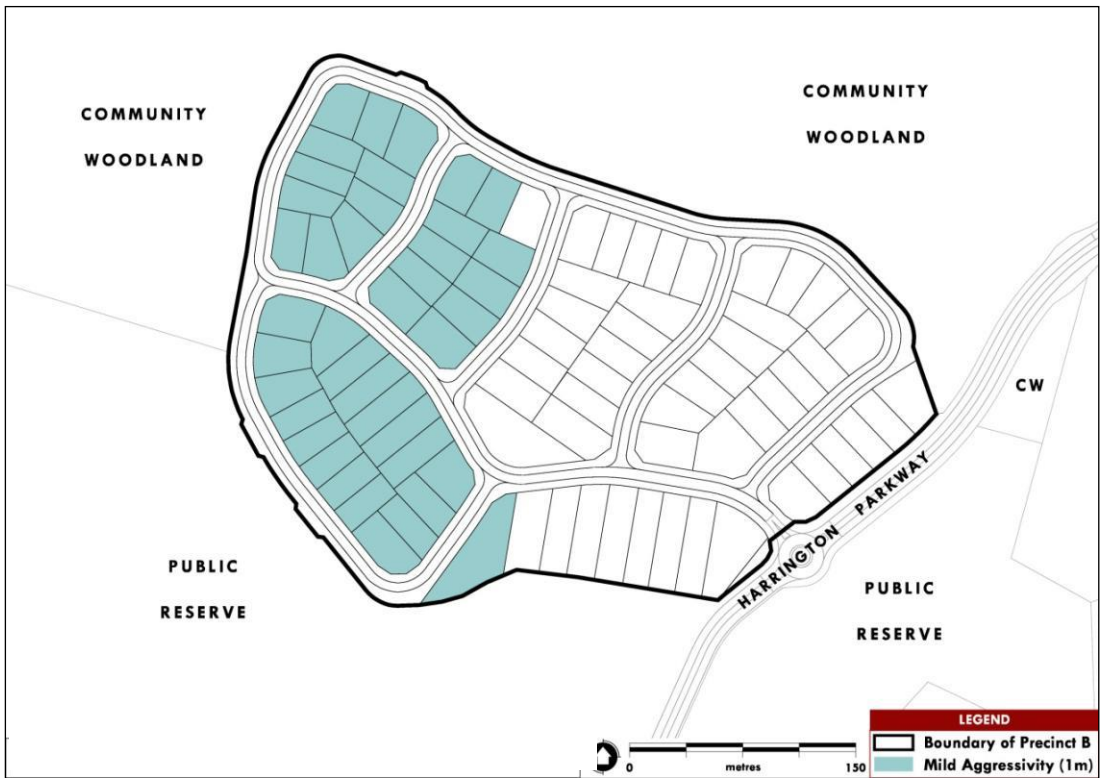
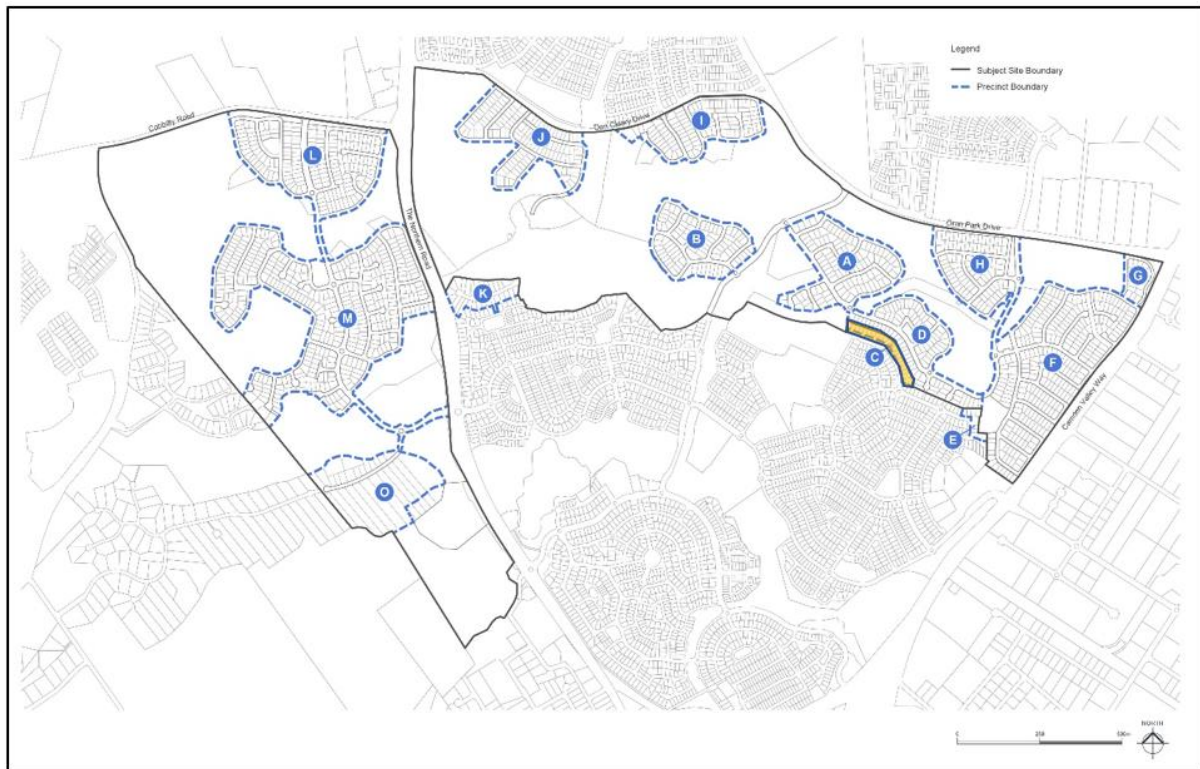


Figure 4-24: Aggressivity to Concrete and Steel in Precinct B

S4.4.12 Precinct C



Zero Lot Line Guidelines and Controls

The zero lot line guidelines and controls only apply to a single storey dwelling or to a single storey element of a two storey dwelling (e.g. garage). To ensure efficient use of a residential lot, part of the dwelling may be built as a 'zero lot line' (Figures 4-25 and 4-26).

1. The use of zero lot lines provides flexibility to maximise private courtyard spaces and take advantage of the opportunities for improved solar design. Buildings with zero lot lines are to comply with the following provisions:
 - a. Ensuring there is no unreasonable adverse impact on the privacy, amenity or solar access of an adjoining allotment, side or rear walls without windows may be built on the boundary.
 - b. The maximum length of wall built on the side boundary is limited to 8m and is to be a continuous length without any windows. Garages and carports are appropriate for zero lot line situations.
 - c. An easement may be required on the neighbouring land for maintenance and support, except where a 400mm setback is adopted. Downpipes and drainage lines are not permitted within this setback area.

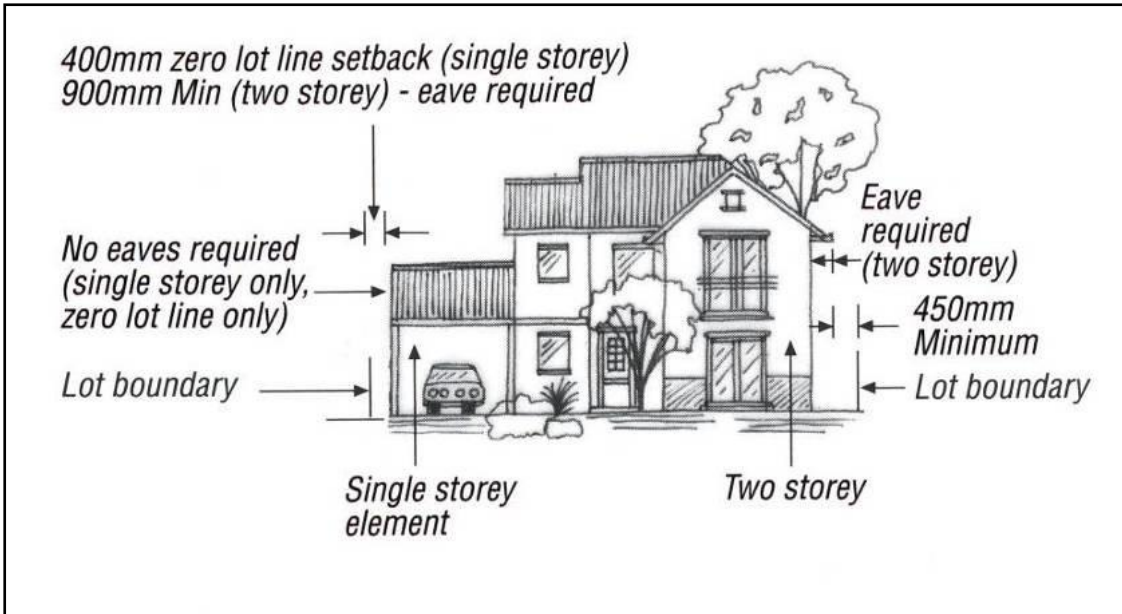


Figure 4-25: Zero Lot Lines in Elevation

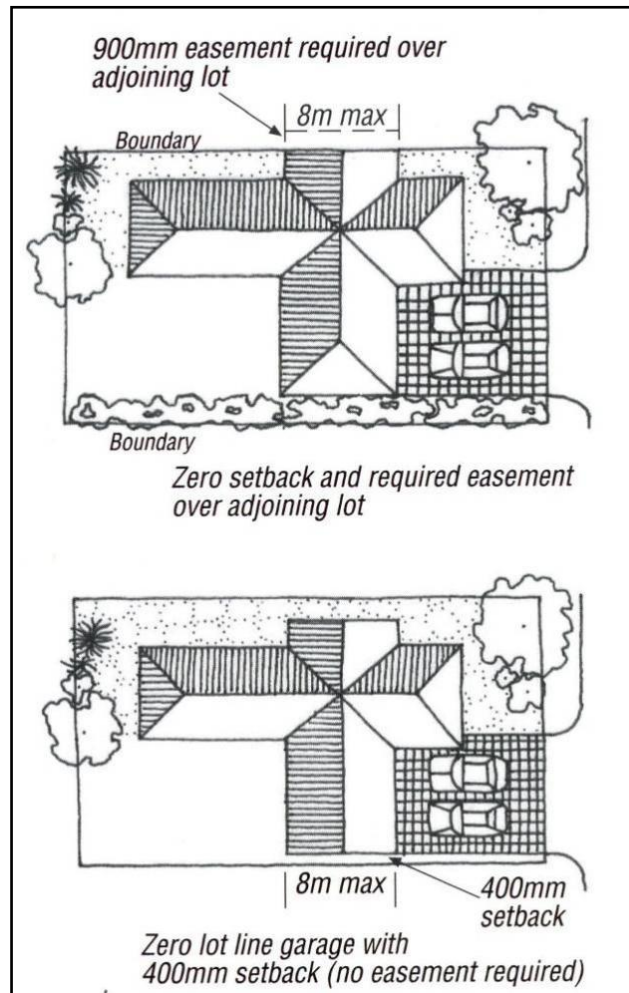


Figure 4-26: Zero Lot Lines in Plan View

Private Open Space

Private outdoor open space is an important component of any dwelling. The climate in Sydney allows outdoor living areas to be utilised for most of the year. Therefore, it is important that these spaces are functional and relate to the size and activity areas of the dwelling.

1. Private open space areas should be securely enclosed (fences and gates) and abut living and kitchen areas of the dwelling. Private open space areas are not intended to be walled with a roof, but a portion may be covered with a pergola or weatherproof canopy providing that the energy efficiency of the home is not affected.
2. A principal private open space area is to be provided within the private open space area. The principal private open space is to provide a highly usable private living area which adjoins the internal living areas of the dwelling.
3. A minimum of 80m² of private open space is to be provided for each dwelling.
4. Any area to be included in the above calculation must have a minimum dimension of 2.5m.
5. Any area in front of the front building alignment will not be considered in the above calculation.
6. A principal private open space area no less than 25m² with a minimum dimension of 5m x 5m is to be provided.
7. The principal private open space area is to be directly accessible from internal living area.

Lots adjacent to the Harrington Park Homestead Heritage Curtilage

There are four lots near the boundary of the Harrington Park Homestead heritage curtilage which have specific design requirements for dwellings. These lots are identified in Figure 4-27 below.

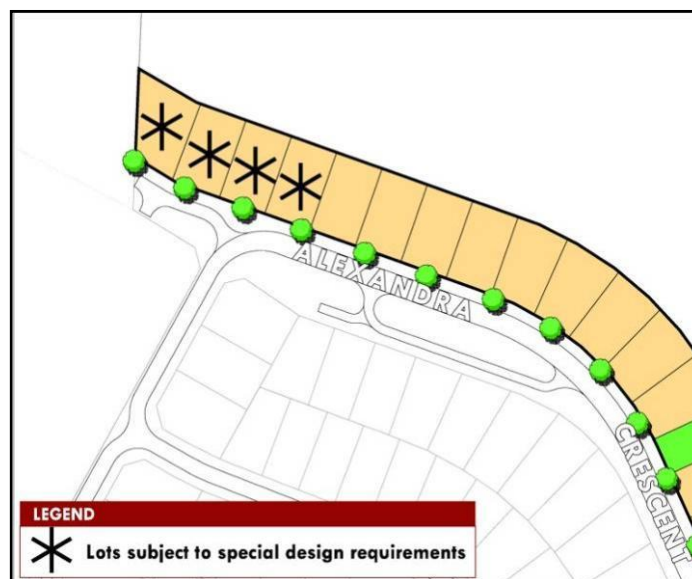


Figure 4-27: Lots subject to special design requirements

8. The following design and construction requirements apply to these lots:
- a. Materials used for external surfaces are to comply with the following:
 - i. roofs are to use concrete tiles or non-reflective metal sheeting, in either case being of a uniform dark colour (such as black, dark grey or olive),
 - ii. external walls of a building are to be finished in:
 - iii. unpainted brickwork comprising brown or brownish red bricks, or
 - iv. brickwork or masonry that is bagged or rendered in a soft muted colour (such as grey, grey-green, blue-grey, brown, salmon or fawn).
 - v. the front fencing on the site is of a post and rail or post and wire construction,
 - b. The building has a verandah that has a minimum depth of 2 metres and that extends across at least 50% of the front of the building (excluding any garage).
 - c. Any trees planted in the front yard of the site are of a species approved by the Council.

Front Fencing Abutting a Road

1. The height of front fencing is limited to a maximum of 900mm and is to be at least 70% visually permeable.
2. Front fencing is to be constructed of rendered brick or blockwork columns with visually permeable infill panels of landscaping, decorative steel, wrought iron or timber pickets.
3. Front fencing is to be consistent in colour with the dwelling and neighbouring houses and fences.

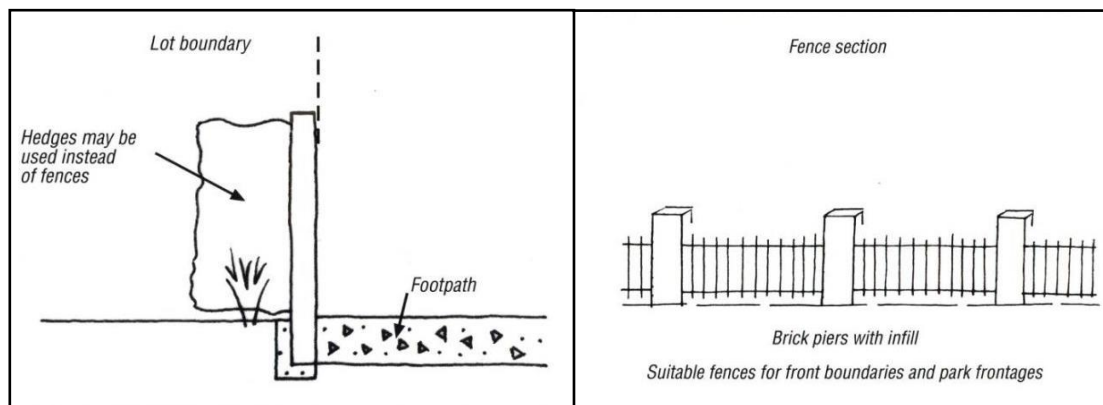


Figure 4-28: Lot Boundary Fencing

Side Fencing Abutting a Reserve or Park

1. The height of side fencing is limited to a maximum 1.8m.

2. Side boundary fencing abutting a park or reserve can be constructed the entire length from the rear boundary to the front lot boundary line.
3. Fencing on side boundaries facing a reserve or park is to be constructed of:
 - a. faced/rendered brick or rendered blockwork columns with infill panels of landscaping (hedges), decorative steel, wrought iron, timber pickets, rendered/faced brickwork or rendered blockwork (Figure 4-28), or
 - b. dressed timber.

Side and Rear Fencing Between House Lots

1. The height of side and rear fencing is limited to a maximum of:
 - a. 900mm where the fence is in front of the front facade of the home, or
 - b. 1800mm where the fence is 900mm behind the front facade of the house.

Note: Side and rear fencing is to be constructed of Colorbond® pre-painted sheet steel in the colour of Riversand® or a similar product and colour.

Salinity and Aggressivity

Refer to Environmental Elements in Section 2 of this Schedule for salinity and aggressivity controls and Figure 4-29 and 4-30.

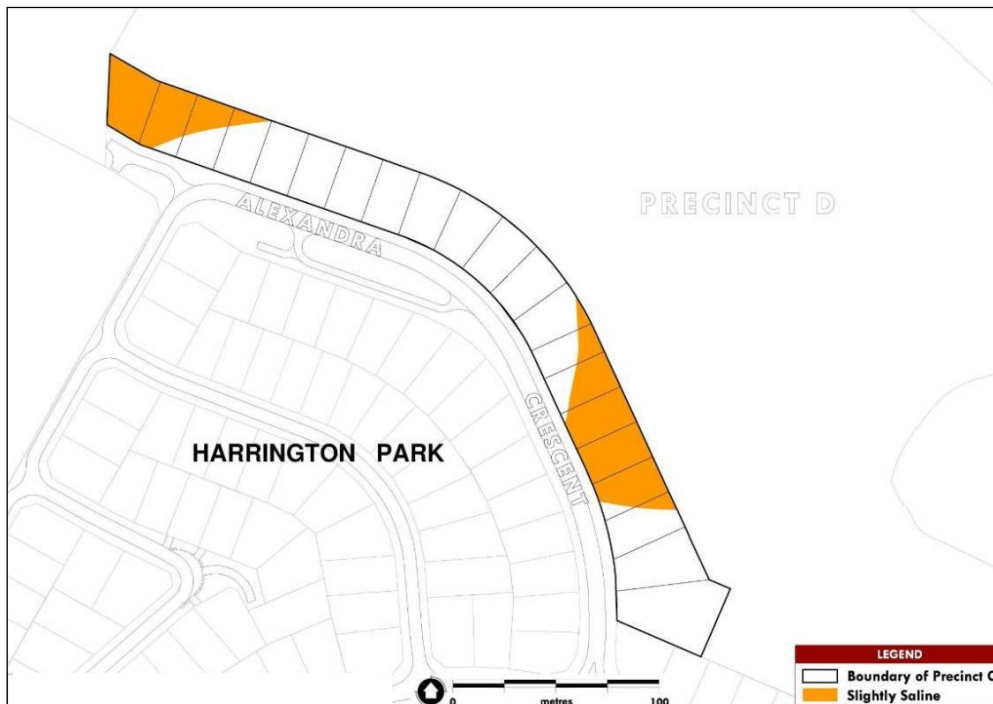


Figure 4-29: Salinity Risk Areas in Precinct C

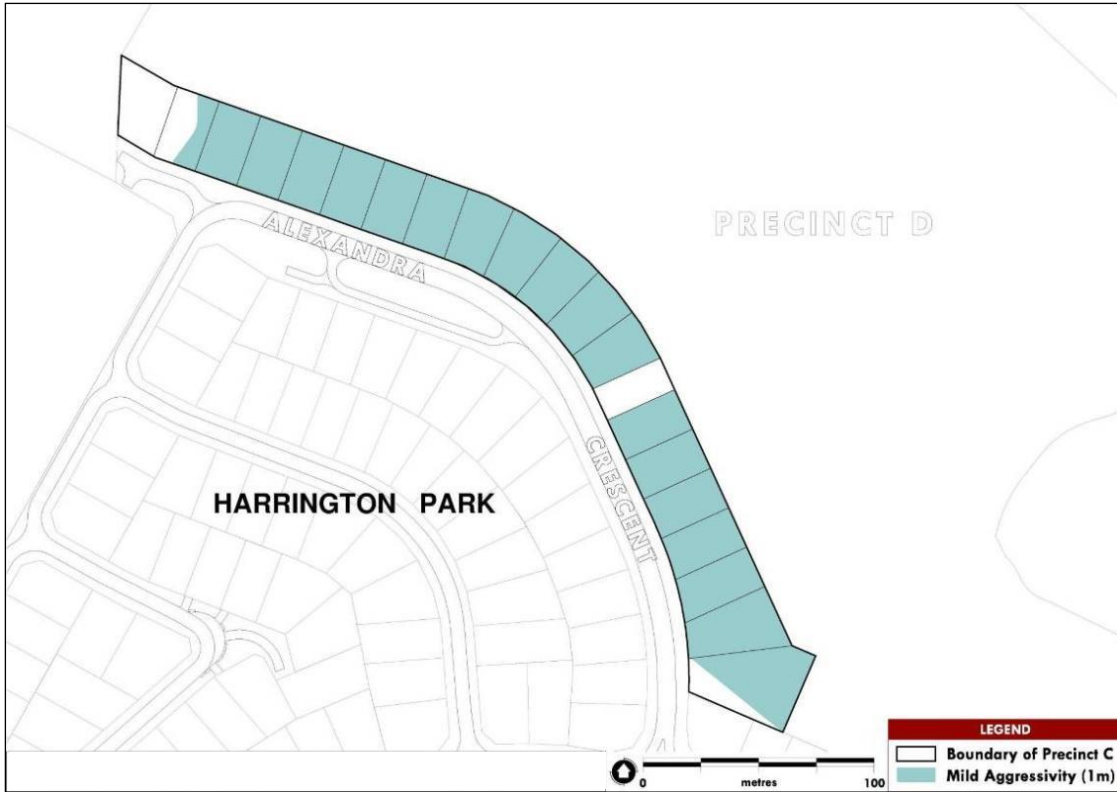


Figure 4-30: Aggressivity to Concrete and Steel in Precinct C

S4.4.13 Precinct D



Salinity and Aggressivity

Refer to Environmental Elements in Section 2 of this Schedule for salinity and aggressivity controls and Figure 4-31 and 4-32.

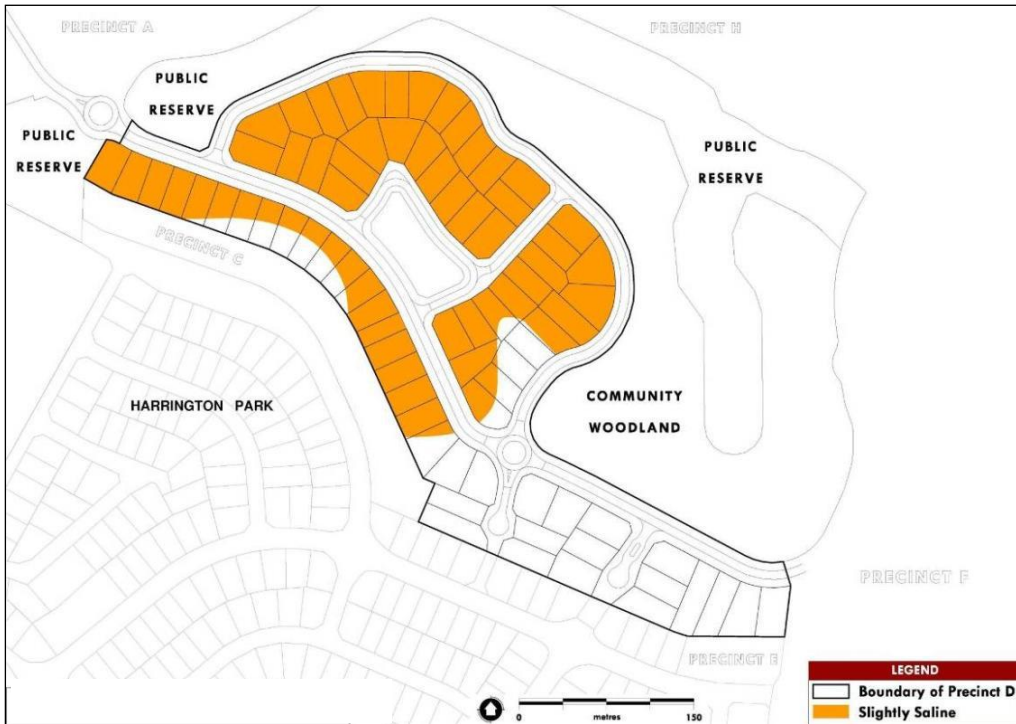


Figure 4-31: Salinity Risk Areas in Precinct D

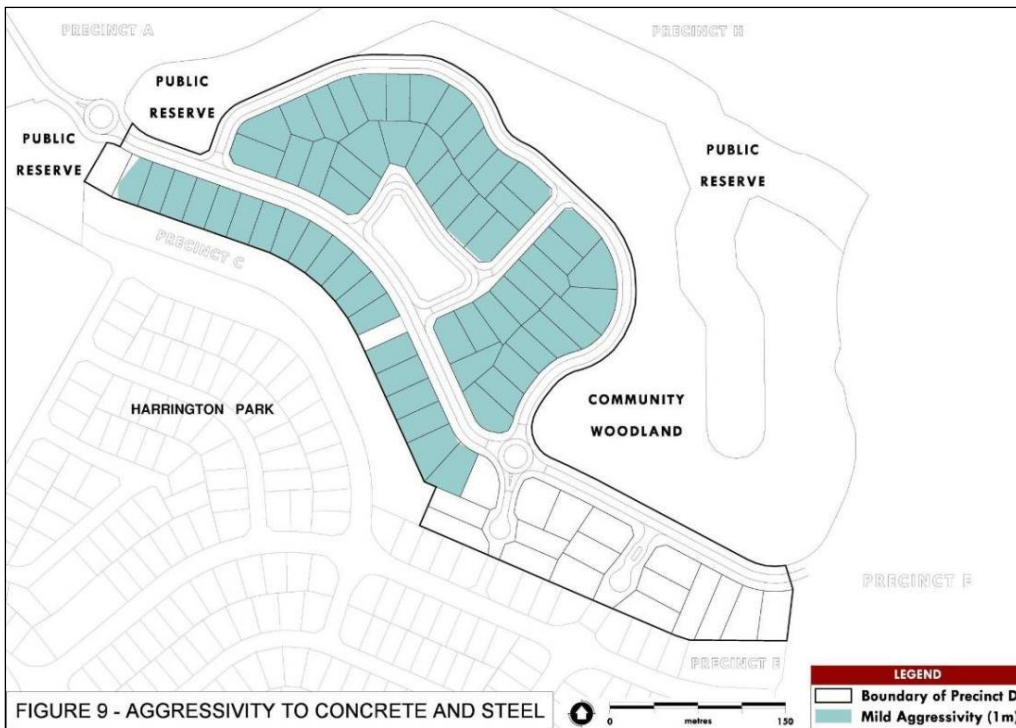
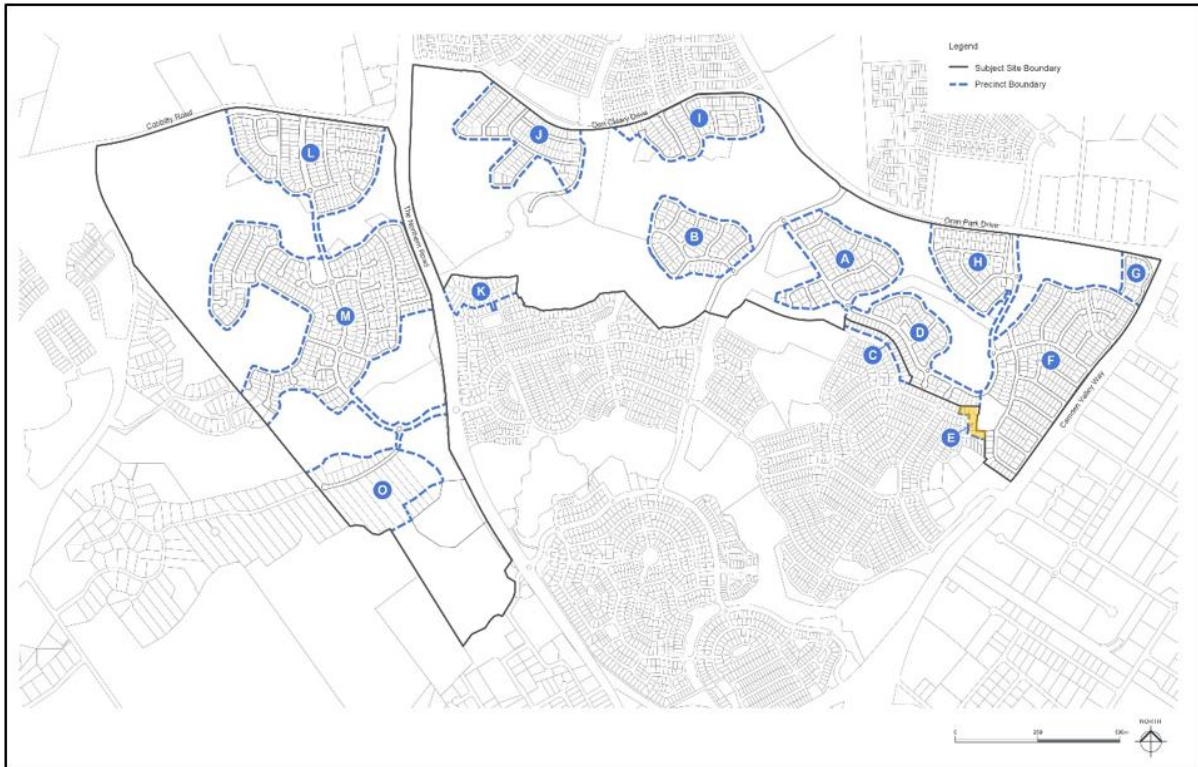


Figure 4-32: Aggressivity to Concrete and Steel in Precinct D

S4.4.14 Precinct E



Setbacks to Open Space Areas

1. Setbacks to lot boundaries abutting open space are to be a minimum of 4.5m.
2. Verandahs and balconies can extend into the setback to open space by up to 1m provided these areas are not enclosed (excluding handrails and balustrades).
3. Eaves overhangs can extend into the setback to open space up to 1m.

Zero Lot Line Guidelines and Controls

The zero lot line guidelines and controls only apply to a single storey dwelling or to a single storey element of a two storey dwelling (e.g. Garage). To ensure efficient use of a residential lot, part of the dwelling may be built as a 'zero lot line' (Refer Figures 4-33 and 4-34).

1. The use of zero lot lines provides flexibility to maximise private courtyard spaces and take advantage of the opportunities for improved solar design. Buildings with zero lot lines are to comply with the following provisions:
 - a. Ensuring there is no unreasonable adverse impact on the privacy, amenity or solar access of an adjoining allotment, side or rear walls without windows may be built on the boundary.
 - b. The maximum length of wall built on the side boundary is limited to 8m and is to be a continuous length without any windows. Garages and carports are appropriate for zero lot line situations.

- c. An easement may be required on the neighbouring land for maintenance and support, except where a 400mm setback is adopted. Downpipes and drainage lines are not permitted within this setback area.

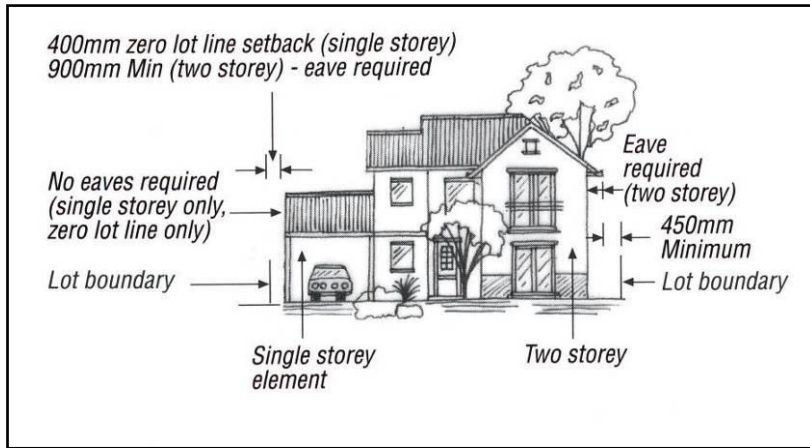


Figure 4-33: Zero Lot Lines in Elevation

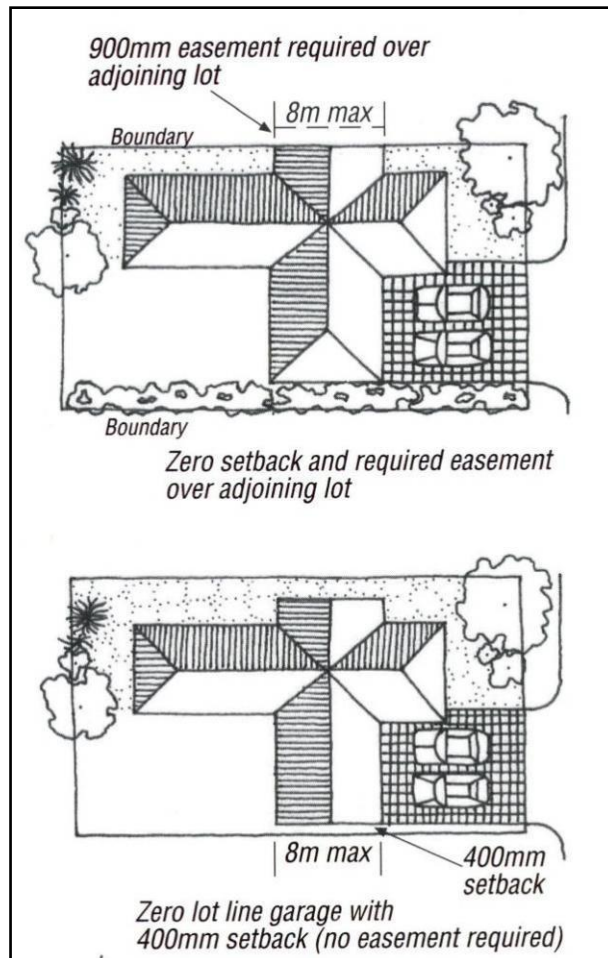


Figure 4-34: Zero Lot Lines in Plan View

Private Open Space

Private outdoor open space is an important component of any dwelling. The climate in Sydney allows outdoor living areas to be utilised for most of the year. Therefore, it is important that these spaces are functional and relate to the size and activity areas of the dwelling.

1. Private open space areas should be securely enclosed (fences and gates) and abut living and kitchen areas of the dwelling. Private open space areas are not intended to be walled with a roof, but a portion may be covered with a pergola or weatherproof canopy providing that the energy efficiency of the home is not affected.
2. A principal private open space area is to be provided within the private open space area. The principal private open space is to provide a highly usable private living area which adjoins the internal living areas of the dwelling.
3. A minimum of 80m² of private open space is to be provided for each dwelling.
4. Any area to be included in the above calculation must have a minimum dimension of 2.5m.
5. Any area in front of the front building alignment will not be considered in the above calculation.
6. A principal private open space area no less than 25m² with a minimum dimension of 5m x 5m is to be provided.
7. The principal private open space area is to be directly accessible from internal living area.

Front Fencing Abutting a Road

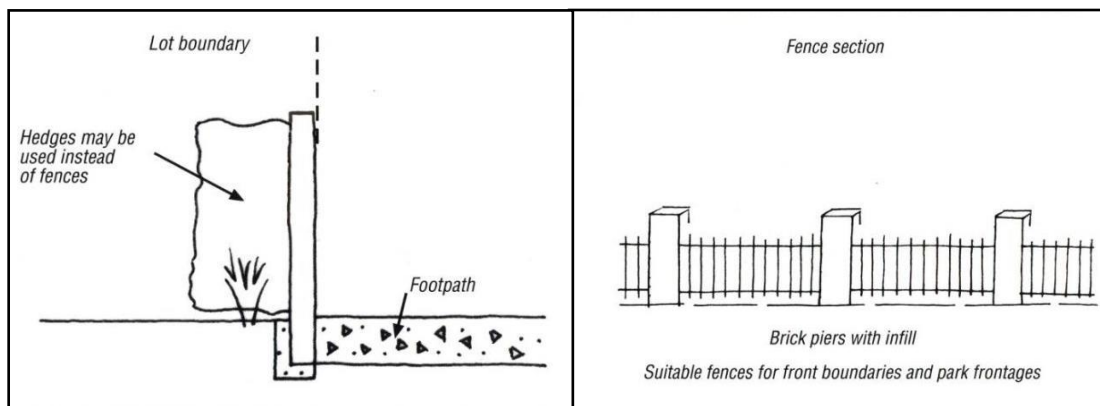


Figure 4-35: Lot Boundary Fencing

1. The height of front fencing is limited to a maximum of 900mm and is to be at least 70% visually permeable.
2. Front fencing is to be constructed of rendered brick or blockwork columns with visually permeable infill panels of landscaping, decorative steel, wrought iron or timber pickets (Figure 4-35).
3. Front fencing is to be consistent in colour with the dwelling and neighbouring houses and fences.

Side Fencing Abutting a Reserve or Park

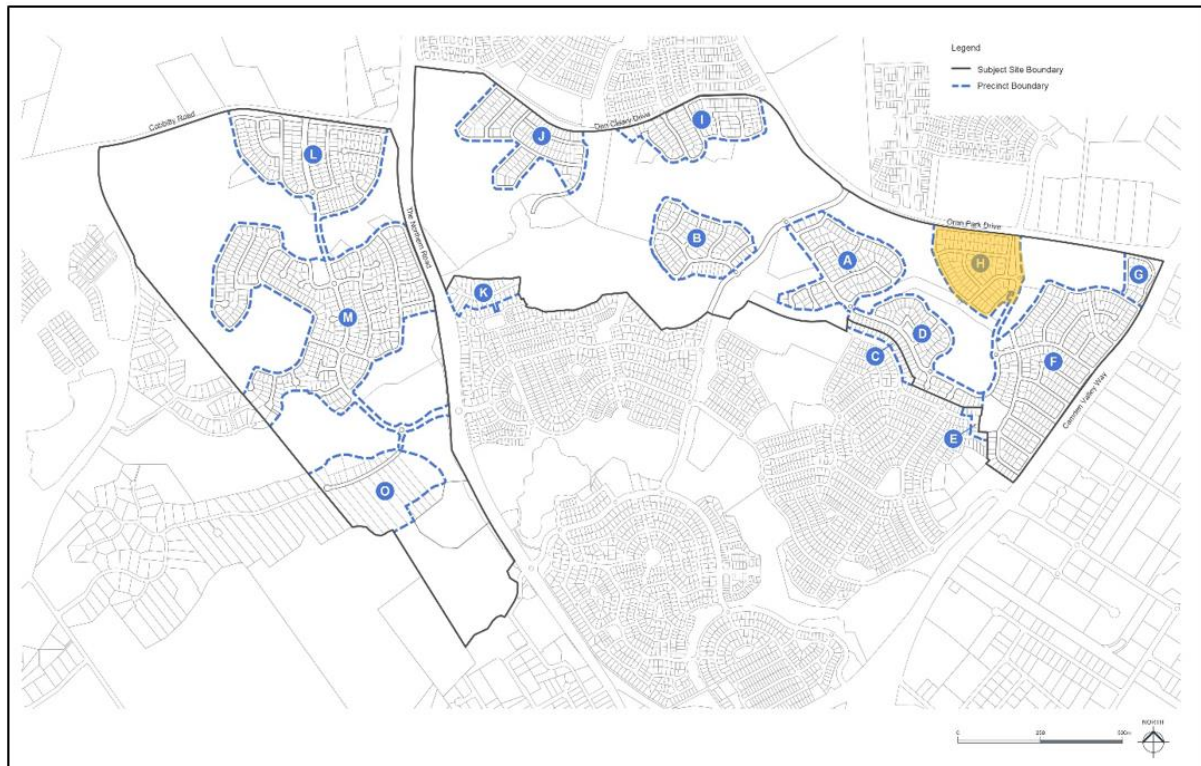
1. The height of side fencing is limited to a maximum 1.8m.
2. Side boundary fencing abutting a park or reserve can be constructed the entire length from the rear boundary to the front lot boundary line.
3. Fencing on side boundaries facing a reserve or park is to be constructed of:
 - a. faced/rendered brick or rendered blockwork columns with infill panels of landscaping (hedges), decorative steel, wrought iron, timber pickets, rendered/faced brickwork or rendered blockwork (Figure 4-35), or
 - b. dressed timber.

Side and Rear Fencing Between House Lots

1. The height of side and rear fencing is limited to a maximum of:
 - a. 900mm where the fence is in front of the front facade of the home, or
 - b. 1800mm where the fence is 900mm behind the front facade of the house.

Note: Side and rear fencing is to be constructed of Colorbond® pre-painted sheet steel in the colour of Riversand® or a similar product and colour.

S4.4.15 Precinct H



Salinity and Aggressivity

Refer to Environmental Elements in Section 2 of this Schedule for salinity and aggressivity controls and figure 4-36 and 4-37.

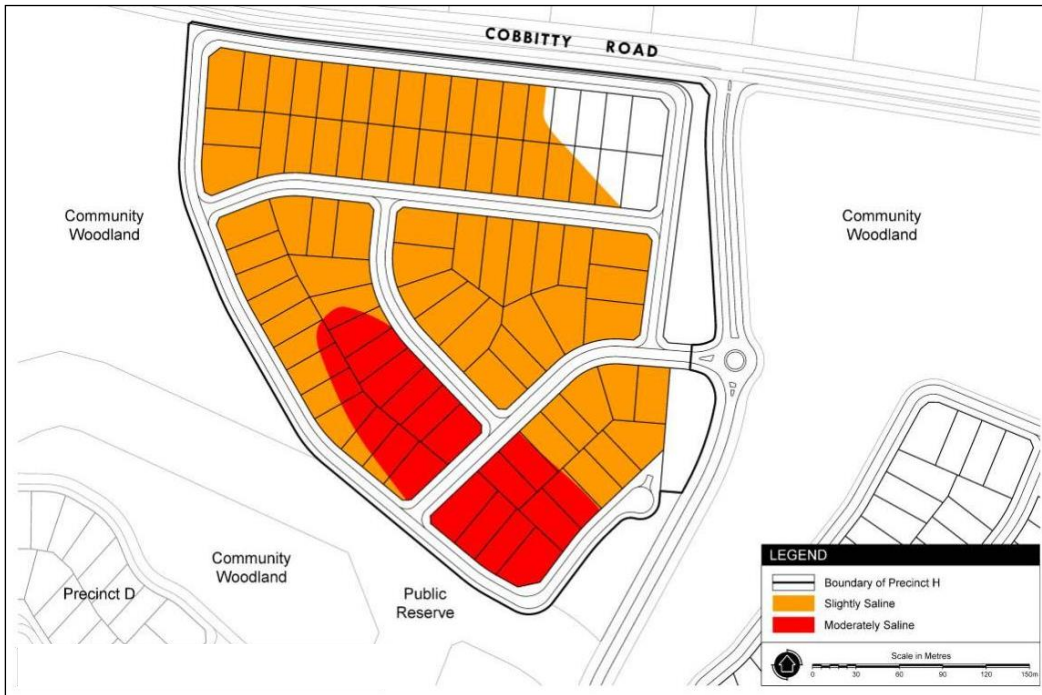


Figure 4-36: Salinity Risk Areas in Precinct H

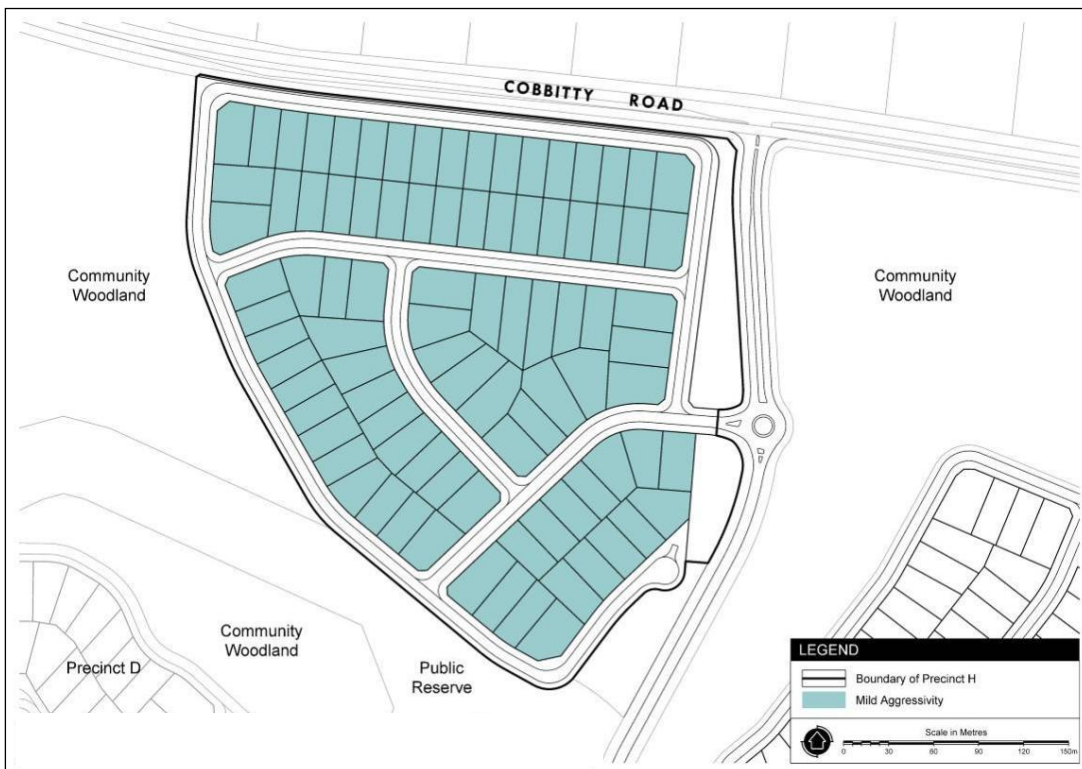


Figure 4-37: Aggressivity to Concrete and Steel in Precinct H

S4.4.16 Precinct K



Private Open Space

Private outdoor open space is an important component of any dwelling. The climate in Sydney allows outdoor living areas to be utilised for most of the year. Therefore, it is important that these spaces are functional and relate to the size and activity areas of the dwelling.

1. Private open space areas should be securely enclosed (fences and gates) and abut living and kitchen areas of the dwelling. Private open space areas are not intended to be walled with a roof, but a portion may be covered with a pergola or weatherproof canopy providing that the energy efficiency of the home is not affected.
2. A principal private open space area is to be provided within the private open space area. The principal private open space is to provide a highly usable private living area which adjoins the internal living areas of the dwelling.
3. A minimum of 80m² of private open space is to be provided for each dwelling.
4. Any area to be included in the above calculation must have a minimum dimension of 2.5m.
5. Any area in front of the front building alignment will not be considered in the above calculation.
6. A principal private open space area no less than 25m² with a minimum dimension of 5m x 5m is to be provided.
7. The principal private open space area is to be directly accessible from internal living area.

Lot Specific Setbacks

Refer to Figure 4-38 below.



Figure 4-38: Precinct K - Indicative Lot Layout & Setback Plan

Salinity and Aggressivity

Refer to Environmental Elements in Section 2 of this Schedule for salinity and aggressivity controls and 4-39.

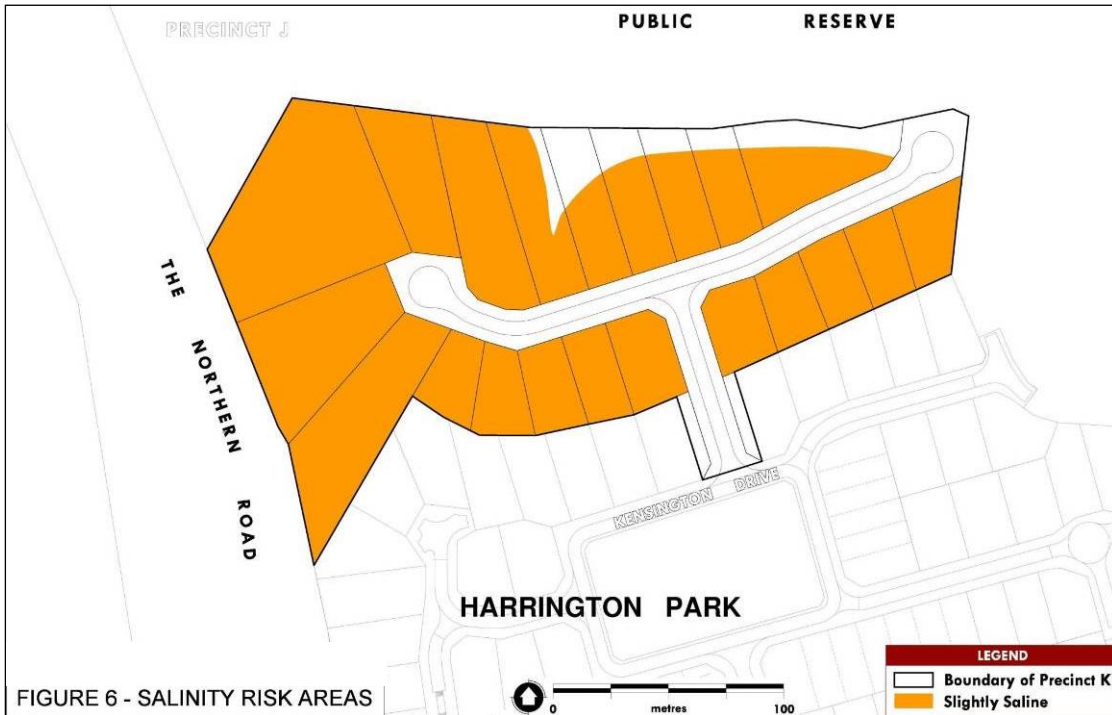
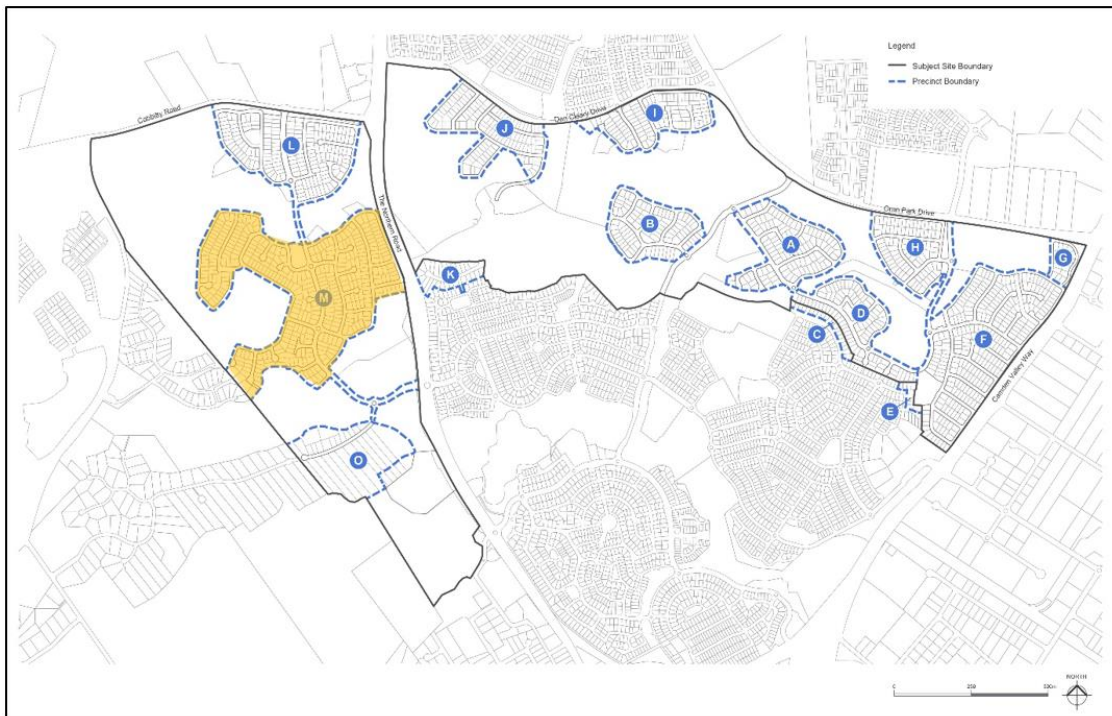


Figure 4-39: Salinity Risk Areas in Precinct K

S4.4.17 Precinct M



The rear setback to "The Lanes" residential area is 10m as outlined in Figure 4-40.

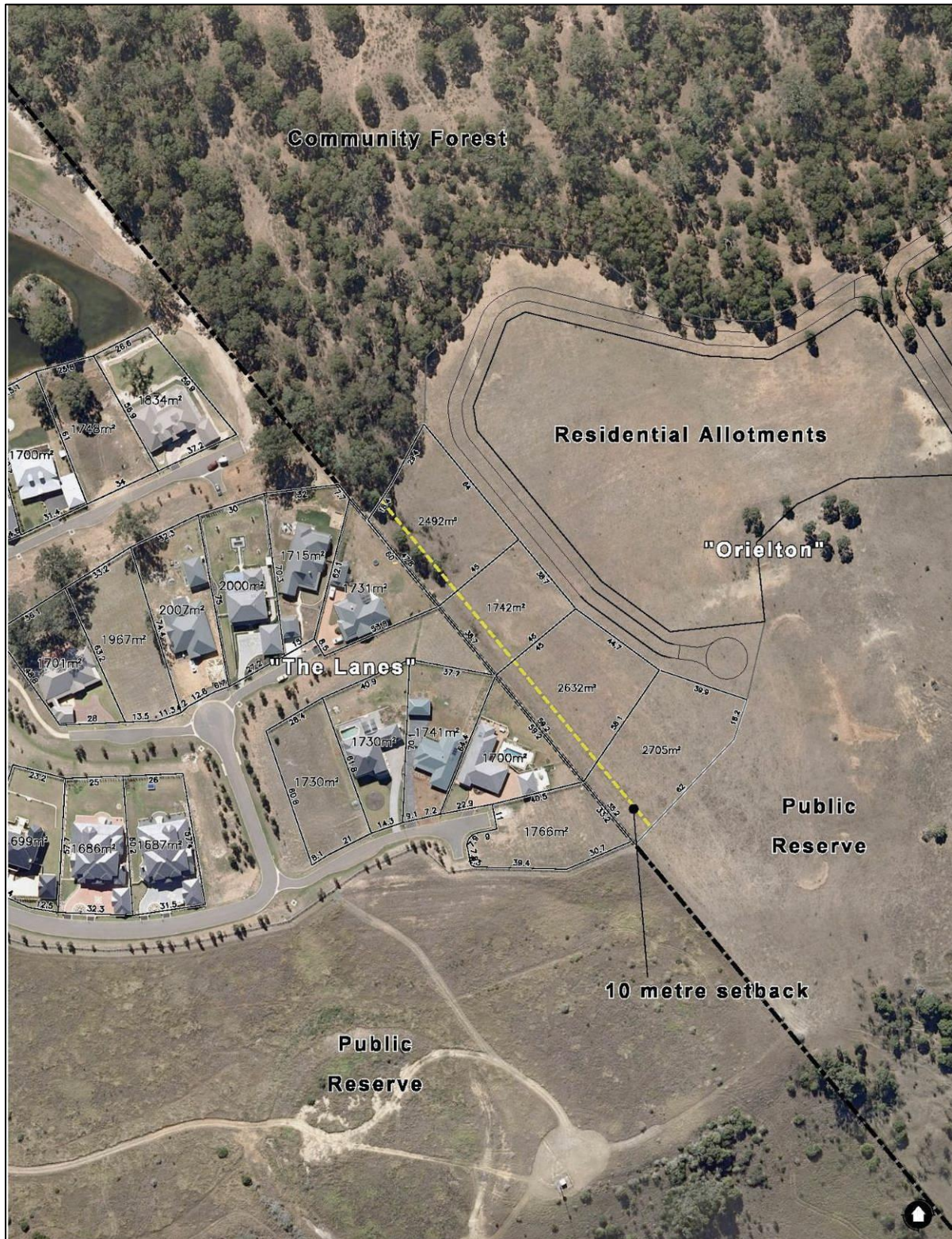


Figure 4-40: Precinct M - Indicative Interface Lot Layout Plan

Note: The controls listed below are specific to Harrington Grove Precincts (excluding C, E and K). They must be read in conjunction with the controls in Part 2 and Part 4 of this DCP. In the event of any inconsistency, the controls included in this subsection will take precedence.

Table 4-3: Summary of residential accommodation controls

SETBACKS (Refer to Table 4-2)	
Front setback (min) – Precincts	6m
Front setback (min) – Collector road with street access	8m
Secondary street setback (min)	4-6m
Side setback (min)	2m
Rear setback (min)	6m
Garage setback (min)	0.9m behind principal building line and 5.5m from front boundary; third garage to be set back an additional 0.9m.
Architectural element front setback encroachment (max)	1.5m
HEIGHT	
As per LEP 2010 and Part 4 of this DCP	
PRIVATE OPEN SPACE, LANDSCAPING AND SITE COVERAGE	
Site coverage (max)	50%
Landscaped area (min)	35%
Landscaped area (min) within the front setback	60%
Private open space (min)	80m ² for 3br dwelling; 100m ² for 4br dwelling
Principal private open space (PPOS) (min)	24m ² with a minimum dimension 4m
Gradient of PPOS (max)	1:15
Solar access to PPOS (min)	Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21 June.

	<p>Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints.</p> <p>At least one window to a living area of dwellings on neighbouring properties must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.</p>
GARAGE DESIGN	
Garage door width (max)	50% of front elevation width

Note: The controls listed below are specific to Harrington Grove Precincts C, E and K. They must be read in conjunction with the controls in section Part 2 and Part 4 of this DCP. In the event of any inconsistency, the controls included in this subsection will take precedence.

Table 4-4: Summary of residential accommodation controls – Precincts C, E and K

SETBACKS (Refer to Table 4-2)	
Front setback	Between 4.5m and 6.5m
Secondary street setback (min)	3m
Side setback (min)	0.9m
Rear setback (min)	6m
Open space setback (min)	4.5m
Garage setback (min)	0.9m behind principal building line and 5.5m from front boundary; third garage to be set back an additional 0.9m.
Architectural element front setback encroachment (max)	1m
HEIGHT	
As per LEP 2010 and Part 4 of this DCP	
PRIVATE OPEN SPACE, LANDSCAPING AND SITE COVERAGE	
Site coverage (max)	50%

Front yard paved surfaces (max)	40%
Private open space (min)	80m ²
Principal private open space (PPOS) (min)	24m ² with a minimum dimension 4m
Gradient of PPOS (max)	1:15
Solar access to PPOS (min)	<p>Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21 June.</p> <p>Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints.</p> <p>At least one window to a living area of dwellings on neighbouring properties must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.</p>
GARAGE DESIGN	
Garage door width (max)	50% of front elevation width

- End of Schedule -

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