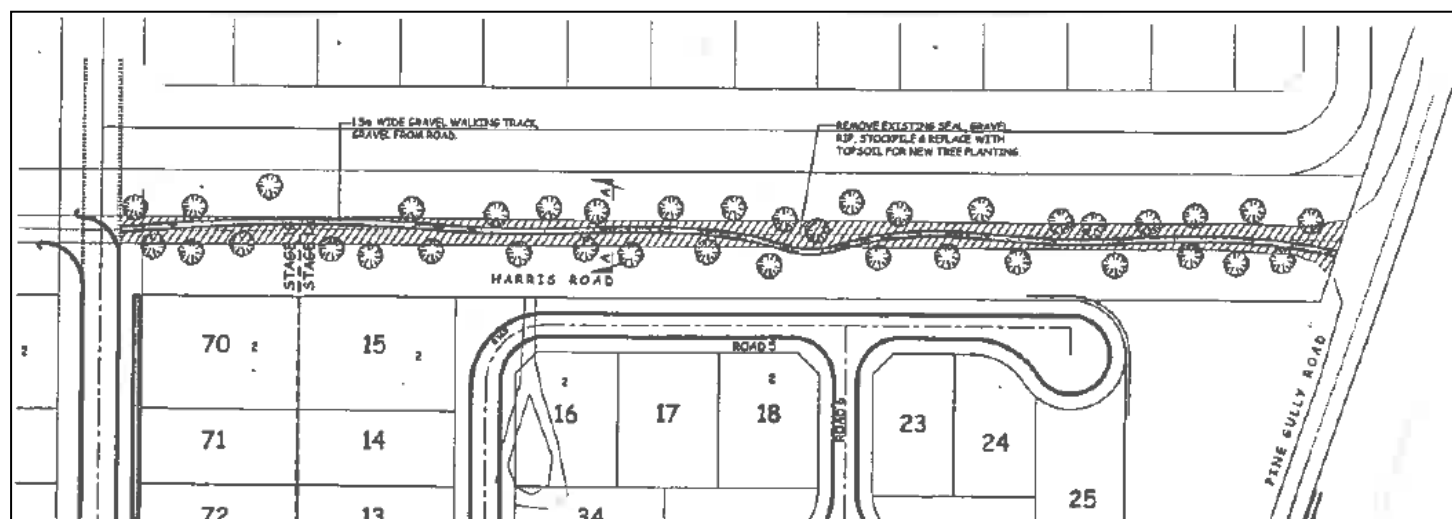


## Fact Sheet: Harris Road Properties

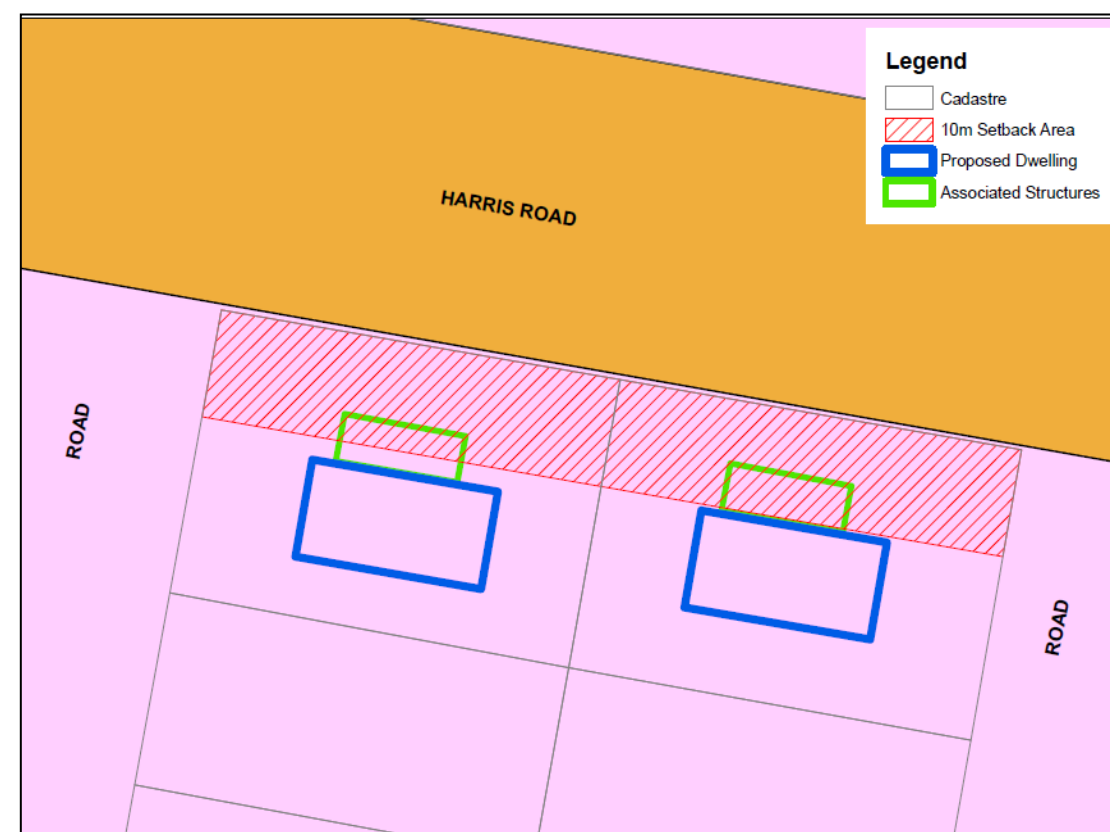
This document has been developed in conjunction with the developer and the purpose is to provide further information on what land owners can and cannot do on lots that adjoin Harris Road.

Harris Road will be progressively closed to traffic and once closed will be converted into a landscaped lateral park with a low traffic pedestrian path. The design principles of the Harris Park zone are shown in the below diagram and will provide for the following:

- Remove the roadway and replace with mounding and landscaping
- A consistent fence to the Harris Road frontage, complete with gate access will be provided by the developer
- The proposed pathway will be located to the northern or opposite side of the reserve when it passes any lots that face Harris Road
- Planting will be provided on the road reserve outside each of these lots to enhance privacy without affecting amenity.



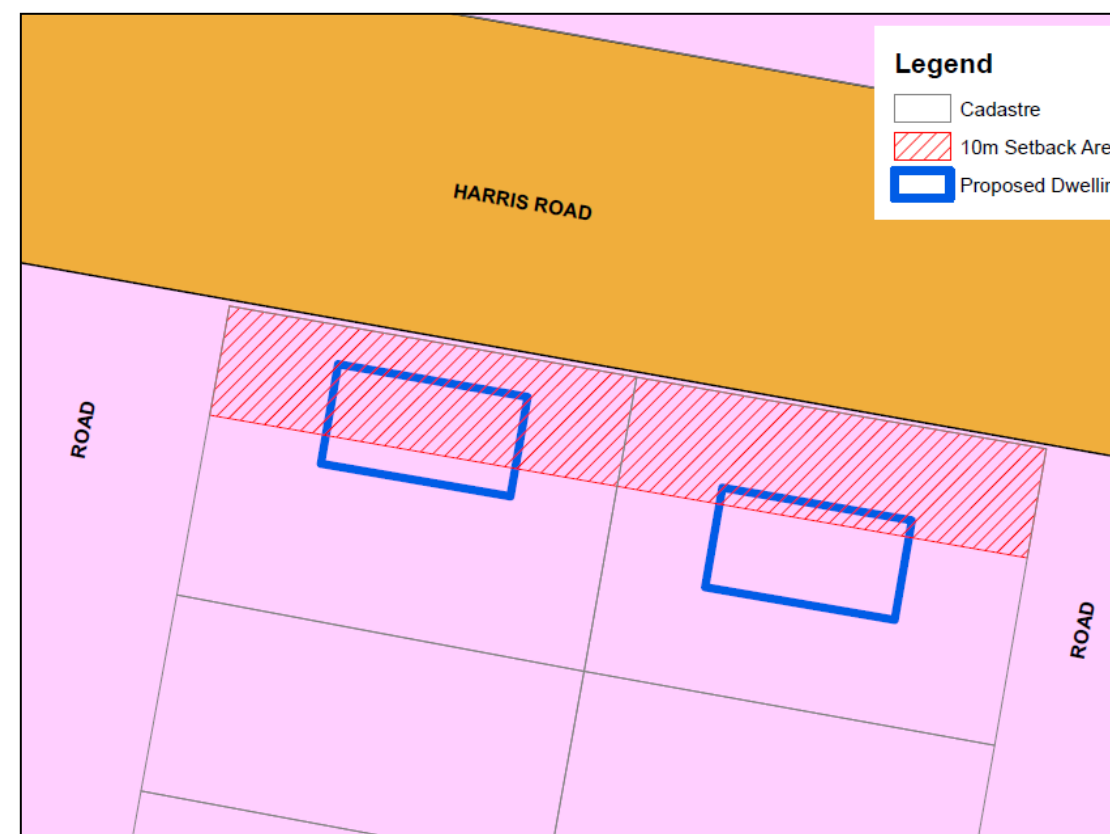
Restrictions were suggested by the developer's designers as a means of enhancing the value of each of these properties and providing a superior outdoor design outcome. The restrictions are contained in the S88B instrument for lots that adjoin Harris Road. These restrictions prohibit the erection of any dwelling within 10m of the northern boundary of the lot (see examples).



### Example 1:

This illustration shows potential encroachment of associated structures on the 10m setback area. Applications consistent with example 1 can be accepted and determined.

**DISCLAIMER:** These examples are for illustration purposes only and all development must comply with the relevant Local Environmental Plan 2010 and Development Control Plan 2010



### Example 2:

This illustration shows potential encroachment of dwellings on the 10m setback area. Applications consistent with example 2 cannot be approved by Council.

The 10m setback area will provide for open space areas with natural surveillance from surrounding dwellings. Certain structures that assist in meeting the objectives of the setback area will be permitted in the 10m setback area including single level deck, pergola, landscaping and associated landscaping improvements such as swimming pools. The development of sheds, garages etc in the 10m setback area will not be supported.

To ensure natural surveillance is achieved, fencing will be provided by the developer which is a picket style fence 1.5m in height.

### **What does this mean for land owners?**

Land owners of these lots can develop a spacious and useable recreation area that will flow from their north facing home that takes advantage of an extended landscape corridor. Owners have the ability to build a dwelling outside of the 10m setback area and to build associated single decks, pergolas and landscaping extending to the 10m setback area.

There are a limited number of lots that face onto Harris Road, taking advantage of the landscape conversion and benefiting from north facing aspect. Developers will work with each owner to ensure that the maximum benefit is derived and that the investment is not only protected but also enhanced.



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### **Frequently asked questions:**

#### ***What are the setback requirements from Harris Road for associated structures?***

The setback of any associated structure should be a minimum of 2.5 metres to allow for landscaping along the boundary.

#### ***Is 1800mm colorbond fencing allowed for the entire length of the rear boundary?***

Colorbond fencing will be accepted on the rear boundary where the lot adjoins a neighbouring residential property provided the fence tapers to 1500mm at the Harris Road end.

#### ***Can 1800mm colorbond fencing be erected along the Harris Road boundary?***

Solid metal fencing will not be supported within the 10m setback area, except where the fence adjoins a neighbouring residential property.

#### ***Can 1800mm colorbond fencing be erected along the Harris Road boundary as a privacy screen for swimming pools?***

Solid metal fencing of swimming pools located in the 10m setback area will not be supported.

#### ***Can associated structures be independent of the dwelling or do they need to be attached to the dwelling?***

Associated structures can be either attached or detached provided the dwelling does not encroach on the 10m setback area.

