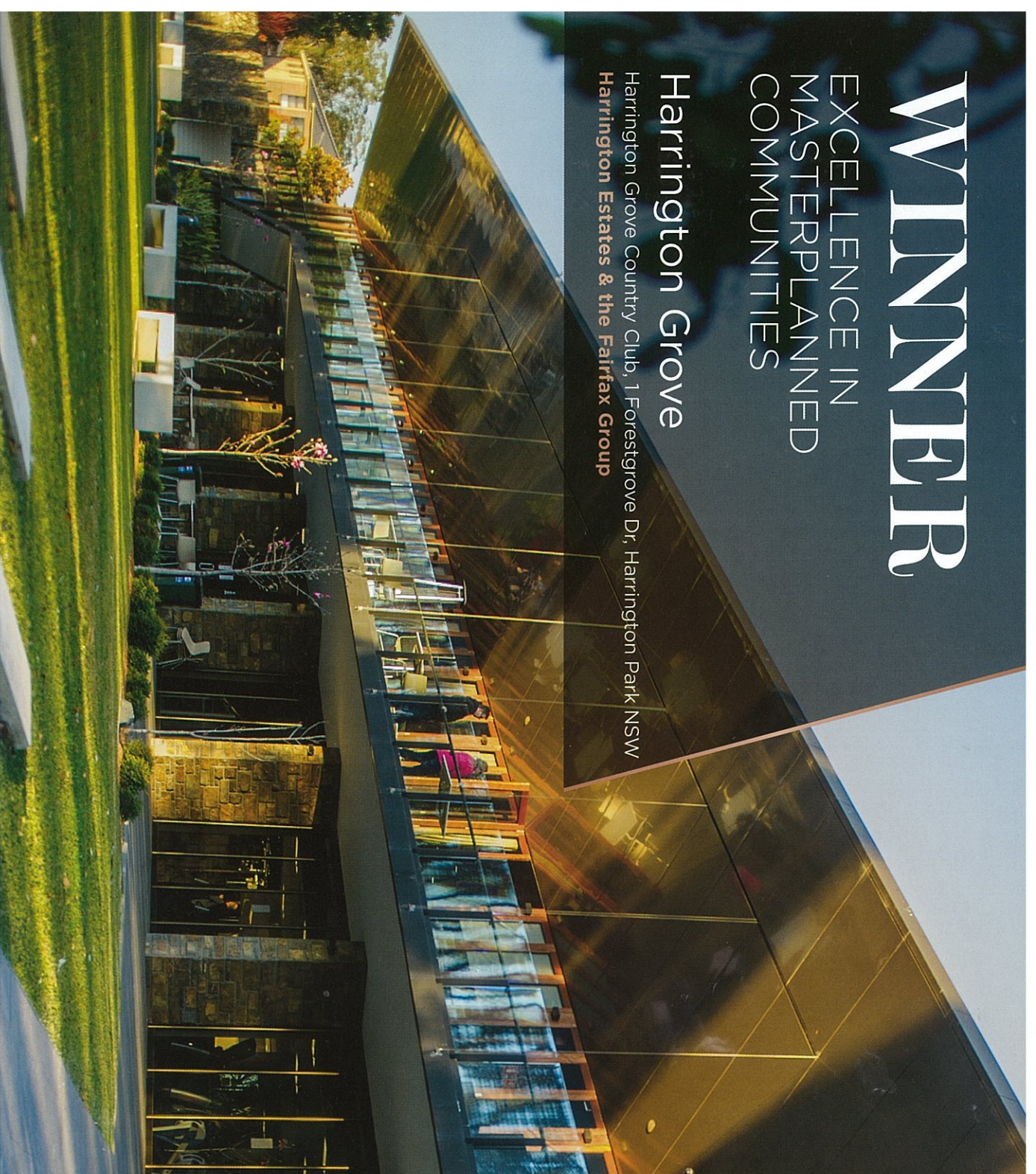


# WINNER

EXCELLENCE IN  
MASTERPLANNED  
COMMUNITIES

## Harrington Grove

Harrington Grove Country Club, 1 Forestgrove Dr, Harrington Park NSW  
**Harrington Estates & the Fairfax Group**



**H**arrington Grove is a masterplanned residential land development situated within Harrington Park in the heart of Sydney's south-west. Harrington Grove is being developed by Harrington Estates (NSW) in conjunction with the landowner, Lady (Mary) Fairfax AC OBE. Development commenced in 2008 following an eight-year rezoning and planning process. Since then, approximately 1300 lots have been developed.

The development spans 486ha, 40 per cent of which will be developed, with the remaining land retained as Woodland. When completed, the estate will contain approximately 1500 quality homes in discreet precincts that are designed to integrate with the bushland. Expected completion is 2018.

An outcomes-based vegetation restoration plan will restore all of the undeveloped areas to high-quality Cumberland Plain Woodland. After extensive consultation, Camden Council agreed to accept ownership and responsibility for approximately 40 per cent of the bushland, while a community scheme comprised of the residents of the development

would own and maintain the remainder of the bushland. This community scheme provided the opportunity for community facilities and services. Lot sizes range from 700sq m to 2,000sq m, with an average lot size of 850sq m and a minimum home size requirement of 270sq m. The generous lot sizes allow for more palatial homes, creating a sense of grandeur and luxury. The building controls and increased setbacks also create a more spacious and desirable streetscape. The sale price point for lots within the Laurina, Michella and Wildfire precincts range from \$560,000 to \$650,000. The Harrington Grove prices are set at \$30,000 to \$50,000 more than neighbouring developments.

Harrington Grove offers an abundance of amenity to occupants. The primary amenity for the estate is the Harrington Grove Country Club, often referred to as the 'heart' of the development. This is supported by two smaller neighbourhood centres located at either end of the estate, all linked by a 7km shared pedestrian and cycle network that complements a range of parks, fitness stations and playgrounds.