



Harrington Park



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1. Introduction

This chapter applies to the land situated in the Local Government Area of Camden being the Harrington Park Release Area as shown edged in a heavy black line on Map No. 1 of this Chapter.

Note: For development in the Park Haven Estate, refer to the Park Haven Guidelines.

2. Objectives

- (a) The aim of this chapter is to provide a staged framework for the essential infrastructure, i.e. principal roads, pedestrian/cycleways, bus routes, services and facilities for the residential development and other land uses with the Release Area as identified by the Structure Plan. The necessary consultations with relevant interest and community groups should be undertaken at appropriate stages. Further amendments to this Plan for the remaining stages of the Release Area will be prepared and in place prior to the processing of any development application for subdivision, thereby facilitating their assessment.
- (b) It also aims to ensure that Harrington Park is designed, developed, and maintained in accordance with the following:
 - (i) to optimise the topographical and natural opportunities available to ensure environmental sustainability;
 - (ii) to pursue the "best practices" and most advanced policies in town planning, urban design, and engineering design to ensure efficiency, safety, a high level of quality and residential amenity; and
 - (iii) to identify and provide a range of allotment sizes, housing types and living environments, so as to reach a wide and varied market.

3. Land Use

Land identified on Map No. 1 of this Chapter is specified in that diagram for one of the following land uses:

- "Residential 1"
- "Residential 2"
- "Special Uses" - primary school, drainage
- "Neighbourhood Centre" - shops, community facilities
- "Open Space" - structured, unstructured

4. Land Use Objectives

4.1 "Residential 1" land use objectives are:-

- (a) to provide for traditional one or two-storey single dwelling units;
- (b) to achieve a residential density of 10 to 12 dwellings per hectare.



4.2 "Residential 2" land use objectives are:-

- (a) to allow alternative housing forms to be provided such as town houses, courtyard housing, dual occupancies and integrated housing. These may be attached or detached, one or two storey in height;
- (b) to achieve a residential density of 15 to 20 dwellings per hectare.

4.3 "Special Uses" land use objectives are:-

- (a) to provide land suitable for school sites and community facilities;
- (b) to identify land suitable primarily for stormwater drainage, i.e. drainage channels, detention basins, etc.

4.4 "Neighbourhood Centre" land use objectives are:

- (a) to identify adequate land to enable the provision of a full range of neighbourhood retail, commercial services and community facilities to meet the demand and needs of the population of Harrington Park;
- (b) to provide flexibility for a mix of development in accordance with the concept of a "Neighbourhood Centre" and encourage the early provision of services and facilities for the surrounding development.

4.5 "Open Space" land use objectives are:-

- (a) to identify land to cater for the recreation needs of Harrington Park and provide an open space system which takes into consideration existing drainage corridors, ridgetops and significant existing vegetation;
- (b) to provide suitable land for development which provides a range of recreational settings and opportunities that meet the needs of the population.
- (c) to comply with the standards for the provision of structured and non-structured as required in Contributions Plan No. 18 -- Harrington Park Release Area (Community and Recreation Facilities).

5. Development near land use boundaries

- (a) This clause applies to land within 30 metres of a boundary between any two land uses indicated on Map No. 1.
- (b) Consideration will be given to varying the land use boundary if it can be established by the developer that the change is desirable due to planning, design, ownership, servicing, accessibility or similar criteria relating to the most appropriate development of the land and adjoining lands.

6. Retail and commercial

- (a) Mixed uses shall be encouraged within the neighbourhood and village centres. The general FSR of 1:1 for retail and commercial space may be supplemented by an additional 0.5:1 for residential accommodation if this is designed as "shop-top" housing. Innovative building forms shall be considered on merit.
- (b) A two-storey height limit shall apply, however additional floor area may be built within the roof space (and not counted as a 'storey') if the roof pitch is less than 45°.

7. Residential 2 areas

Residential 2 areas shall generally meet the following criteria:

- (a) within 200m of a bus stop;
- (b) no more than 500m from the neighbourhood centre or a village centre; and
- (c) the proposed development form shall not adversely affect adjoining lower density development.

8. Open space

- (a) A rate of 1.7ha per 1000 persons for structured open space shall be provided. A total of 18.7ha is therefore calculated on the basis of 11,000 persons.
- (b) Sports grounds are required at the rate of 1 per 1850 persons. 6 shall be provided.
- (c) Hard courts are required at the rate of 1 per 1075 persons. 10 courts shall be provided: 4 tennis in 2 groups; 3 multi-purpose; 3 netball (at Kirkham Park).
- (d) Non-structured local open space shall be provided at the minimum rate of 1.7ha per 1000 persons.
- (e) A minimum area of 18.7ha for 11,000 persons shall be required. The need for further non-structured local open space shall be established at the detailed subdivisional stage.
- (f) Structured open space shall be provided and completed to a stage suitably grassed, drained, irrigated, equipped and available for the formal playing and the sporting activity intended.
- (g) Playing fields which encroach in the flood plain (1% AEP) shall have subsoil drainage to Council's specification.

- (h) The design of the playing fields shall comply with the recommendations of the Harrington Park Water Quality Management System, EIS and Harrington Park Floodway and Water Treatment System - November 1995.
- (i) Both structured and non-structured open spaces shall be provided and completed in accordance and generally commensurate with the standards and provisions of the Open Space Study unless otherwise indicated in this plan and/or Contributions Plan No 18.

9. Water quality

The Water Quality Management System within Narellan Creek Drainage Catchment comprises lakes, wetlands, by-pass channels, floodway, dam wall, and part of the existing Narellan Creek and its tributaries. The design, construction and on-going management of this will largely determine the resultant quality of the water within the site and downstream.

This matter is currently the subject of an Environmental Impact Study and reference should be made to the findings, conclusions and recommendations within this document when completed. *Refer to Section 94 Contributions Plan No. 3.*

9.1 Objectives

- (a) To carry out and maintain the development of the Harrington Park in such a manner so as to avoid any harmful effects or deterioration of the water quality of the water bodies and creeks within Harrington Park Area and the creeks and rivers downstream.
- (b) To ensure that water quality controls are incorporated within Harrington Park so that there is no increase in the pollutant load downstream from the Harrington Park as a result of development.
- (c) To ensure that appropriate water quality standards for the water bodies and creeks are met.

9.2 Objectives of system

The Harrington Park Water Quality Management System - EIS has the following objectives:

- (a) **Primary objective:** to achieve pre-development (i.e. rural) constituent loading rates and flow at the bridge over Narellan Creek at The Northern Road;
- (b) **Secondary objectives:** to mitigate flooding upstream and downstream of The Northern Road and to attenuate all storm event flows to rural flow rates:
 - (i) to conserve flora and fauna (particularly riparian vegetation);
 - (ii) to provide an efficient use of land;
 - (iii) to provide active and passive recreation opportunities excluding use of water bodies for active recreation;
 - (iv) to improve local amenity;

- (v) to minimise maintenance costs; and
- (vi) to ensure public safety.

9.3 Strategies

- (a) Provide a water quality treatment system for the Narellan Creek catchment to ensure that water controls are incorporated within Harrington Park to treat the run-off from all upstream catchments which do not have sufficient water controls, as well as from Harrington Park itself, so that there is no increase in pollutant load downstream from Harrington Park as a result of development.
- (b) The downstream lake, adjacent to The Northern Road shall maintain a water quality standard equal to or better than Recreational Category-Secondary contact as defined by the Australian Water Quality Guidelines - ANZECC.
- (c) Undertake systematic on-going and post-construction water quality monitoring.
- (d) All stormwater discharges shall pass through ripple zones and macrophyte areas into the lake system.
- (e) Gross pollutant traps and trash racks shall be provided at the discharge points into Narellan Creek.

9.4 Control

Any gross pollutant device installed shall be capable of removal of 95% of all gross pollutants to 3.5mm in size in a 1 in 1 year storm event.

Note: Refer to Harrington Park Floodway and Water Treatment System - November 1995, Harrington Park Water Quality Management System - E.I.S. - December 1995 and Camden Council Erosion and Sediment Control Plan and Codes of Practice, October 1995.

10. Drainage and flood mitigation

10.1 Objectives

- (a) To prevent damage to the built and natural environment from changes in discharge.
- (b) To manage stormwater discharges within the site and from the site in a safe manner.
- (c) To ensure that drainage reserves are adequately designed to allow for dual use as open space (structured or non-structured), provision of pedestrian/cycleways and pedestrian underpasses, where appropriate.
- (d) To ensure that the drainage network is accessible and economically maintained.

- (e) To encourage the multiple use of open space systems.

10.2 Strategies

- (a) Encourage and maximise the provision of rainwater tanks, the use of porous surfaces, paving which drains to grassed areas, trees and ground covers.
- (b) Provision of stormwater detention within Harrington Park wherever practical.
- (c) Design and construct the drainage and floodway system to ensure that the 1:100 flood frequency (or 1% AEP) is clearly accommodated.
- (d) All drainage design shall be based on the "Harrington Park Floodway and Water Treatment System - Nov 95" as prepared by consultants SMEC.
- (e) Provision of measures during and after construction which ensure that the land form is stabilised and erosion is controlled.

10.3 Controls

- (a) Refer to:
 - (i) "Harrington Park Floodway and Water Treatment System - Nov 95 by SMEC;
 - (ii) "Guidelines and standards for preparation of plans and design principles relevant to Engineering construction works" by Camden Council;
 - (iii) "Construction Specifications" by Camden Council;
 - (iv) "Better Drainage", by the Department of Planning;
 - (v) "Floodplain Development Manual", Public Works Department, 1986;
 - (vi) Section 3.6 in Camden DCP 58 Residential Development; and
 - (vii) Erosion and Sediment Control Policy and Code of Practice for Camden Council Area.
- (b) The standards and requirements of the Environmental Protection Authority (EPA) and the Department of Water Resources are also to be met.

11. Noise

11.1 Objectives

- (a) To contain present and future background noise levels to within acceptable standards.



- (b) To ensure that any development is not exposed to unacceptable traffic noise.

11.2 Strategies

- (a) Adopt planning and design guidelines which take into account the achievement and maintenance of acceptable noise levels.
- (b) Control land uses and activities that add to the background noise level.
- (c) Applicants may be required to submit an acoustic report in support of any application for development:
 - (i) within the commercial or village areas,
 - (ii) adjacent to roads having potential daily traffic volumes exceeding 3000 vehicles per day,
 - (iii) for any non-residential use on any part within Harrington Park,
 - (iv) steep (1:10) or elevated land within 100m of Camden Valley Way or The Northern Road.
- (d) Noise attenuation measures shall include the provision of fencing, mounding, landscaping, additional set-back or a combination of all these features.
- (e) Building design shall be considered if potential noise levels are to be minimised and maintained within acceptable levels

11.3 Controls

- (a) The maximum background noise levels as recommended by the Environmental Protection Authority (EPA) and as stated within AMCORD are not to be exceeded.
- (b) The following background noise levels, referred to as L90 in dB(A) shall not be exceeded:

Area	day	night
Residential	45	35
Commercial	50	40
Community	45	35
Recreation (passive)	40	40

- (c) Noise attenuation measures are required to reduce traffic noise to an L10 (18 hour) level of 63 dB(A) as detailed in Chapter 157 of the EPA Environment and Noise Control Manual (*refer to Section 15 - Transport and Access, standards*).

12. Harrington Park homestead

Harrington Park Homestead was built by 1830. It has important architectural features and components with a two-storeyed central block with single-storey wings. It has a stone-flagged verandah at the front, extensive cellars and a sitting room opening out to the garden to the north. Additions were carried out in 1967. The Homestead is sited amid a generous garden and mature trees, being well maintained. It is a fine example of a country house.

12.1 Objective

To protect the curtilage, views and context of Harrington Park Homestead.

12.2 Strategies

- (a) Development proposals in close proximity of the homestead shall not adversely affect views to and from the building and its surrounding landscape, nor impinge upon the integrity of its setting.
- (b) Unsightly structures, aeriels, poles or other similar vertical elements proposed in the vicinity or view of Harrington Park Homestead shall not be permitted unless they can be screened from view.

13. Struggletown precinct

This area is regarded as having significant cultural, historic and architectural value. Considerable restoration work has already been carried out enhancing the area as a site of heritage value and acknowledging the importance of conservation of this area.

Seven buildings have been listed within a 1990 study by *Travis Partners Pty Ltd*. The properties identified as having heritage value are Nos. 2, 4, 8, 10, 26, 30 and 32 Sharman Close.

It should be noted however that this listing is not regarded as absolute or definitive. Rather, it is a base upon which further documentation and research will provide new information on the value of nearby buildings and structures not presently apparent.

13.1 Objectives

- (a) To ensure that all new development takes account of existing buildings, structures and groupings of architectural and historic interest and value.
- (b) To provide a basis for further research and study to ensure that all buildings, structures or items of cultural, architectural and heritage value are identified and recorded.
- (c) To ensure that modifications and extensions to items of heritage interest are carried out commensurate with their significance.



- (d) To ensure that an appropriate and economic purpose may be developed for any buildings and structures in keeping with and reinforcing the developing tourism and recreational role of the "Struggletown" precinct.
- (e) To encourage the development of higher residential densities and in particular mixed residential and commercial uses where these uses are compatible with the existing nature, form and quality of the precinct.
- (f) To maintain residential amenity and safety.

13.2 Strategies

- (a) The role and functions of Struggletown shall be enhanced by incentives for the expansion of uses such as restaurants, coffee shops, tourist facilities, conference facilities, health care practices, art galleries, potteries, arts and craft shops and workshops.
- (b) Encouragement shall be given to 'home occupations' and small scale home-based industries related to arts and crafts. Mixed uses are regarded as desirable.
- (c) The "recycling" of existing buildings is appropriate and shall have regard to the nature of any elements of architectural value (ie windows, balconies, decoration, awnings, etc). These shall be renewed or restored wherever possible where missing or damaged.
- (d) The form of any new development, including any building additions, shall relate appropriately to the adjacent buildings and structures in scale, bulk, and height.
- (e) Diversity of architectural treatment and variations in style and form are nevertheless desirable, provided an overall theme and character can be demonstrated within discrete and related building groups. Elements such as signage, paving, lighting, trees and plantings can be used to this effect.
- (f) The existing access point from Camden Valley Way to Sharman Close shall be closed when alternative access is provided through Harrington Park or when the Roads and Traffic Authority consider it necessary to ensure safety and convenience for visitor and residents.

13.2 Controls

- (a) Applications for alterations, additions or for new buildings within the precinct shall be accompanied by details indicating:
 - (i) full intention and proposed usage of works,
 - (ii) adjoining buildings outlined where there is strong relationship,
 - (iii) specifications of all materials, finishes and colours,

- (iv) treatment and landscaping to minimise the impact of parking,
 - (v) existing landscaping and any new landscaping with full descriptions of the species, size, location and number.
 - (vi) measures for protection of planting as necessary.
- (b) The maximum Floor Space Ratio (FSR) permitted shall be **0.5:1**.
- (c) The maximum number of storeys shall be two, although additional floor area may be provided within the roof space provided the pitch is a maximum of **45°**.

14. Archaeology

An archaeological survey of the release area commissioned by Taylor-Woodrow was carried out in December and March 1994. The survey indicated that archaeological material is present in the land.

Three Aboriginal sites (referred to as HP1, 2 and 3) were identified and assessed as having low archaeological significance, but still of cultural value to the Tharawal Local Aboriginal Land Council (LALC). HP1 is located on high ground to the north and outside the Release Area, and HP2 and HP3 are within the Release Area on Narellan Creek. There were also seven isolated finds, of which three remain and are referred to as if5, if6, and if7.

The survey report noted that development of the land will ultimately lead to the destruction of all three sites and the remaining finds and that the Tharawal LALC wish to collect the artefacts before destruction.

Two Potential Archaeological Deposits referred to as PAD1 and PAD2, were also identified. A report on test excavation of PAD1, prepared for Taylor Woodrow in November 1994, stated that testing of PAD1 (which includes parts designated as HP4) showed low archaeological potential and that PAD2 requires no archaeological investigation as it is low lying and suffers inundation.

14.1 Objectives

- (a) To protect the area's Aboriginal archaeological heritage and ensure that sites are appropriately managed and comply with the legal requirements of the National Parks and Wildlife Act (1974).
- (b) To enable the Tharawal LALC to collect artefacts from HP1, HP2, HP3, if5, if6, and if7, PAD1 and PAD2 (including HP4) prior to destruction, if destruction is warranted and the appropriate approval obtained from the National Parks & Wildlife Services (NPWS).
- (c) To identify and document any further archaeological finds made during the development of the land, and act appropriately (including strict compliance with the requirements of the National Parks and Wildlife Act (1974)) on the results of such investigations.

14.2 Strategies

- (a) Identify areas requiring further assessment, i.e. by mapping areas that have not been surveyed and identifying known sites that require further assessment. Such assessments shall be undertaken as early in the planning process as possible.
- (b) Report and document any new finds to a standard equivalent to that described in the survey reports.
- (c) Involve the Tharawal LACL through consultation and participation in all further archaeological investigations and inform them immediately of any new finds.
- (d) Make the required applications to the Director General of the National Parks and Wildlife Service and abide by the decisions of the Director-General.
- (e) Where a consent to destroy a site has been issued by the NPWS the Tharawal LALC shall be allowed adequate time and access to collect artefacts from identified and new finds prior to destruction.

15. Design of the built environment

The overall development of the Release Area involves a range of land uses and their associated building types- residential, commercial (shops and offices), schools, community and recreational.

Harrington Park presents opportunities to introduce and establish high and innovative design standards for sites and buildings that optimise orientation, solar access, existing vegetation, views, and the prevailing microclimatic conditions. This built environment will progressively influence subsequent stages.

15.1 Objectives

- (a) To ensure residential site planning and building design that optimises solar access, views and prevailing microclimatic conditions.
- (b) To encourage the use of "energy efficient", non-harmful materials and practices.
- (c) To ensure that "passive" solar energy systems are used to the maximum extent to achieve comfort and warmth in buildings.
- (d) To encourage the use of "active" solar energy systems to achieve both greater energy efficiency and greenhouse gas emission reductions.
- (e) To encourage the use of appliances which will contribute to the reduction of greenhouse gas emissions.
- (f) To ensure high quality development of prominent sites.

15.2 Strategies

- (a) Refer to Part E of this Plan for Residential Development requirements.
- (b) A site analysis drawing shall be required to be submitted with each development application. The following matters shall be included in the drawings:
 - (i) physical constraints and characteristics of the land, ie topography, drainage, views and vantage points,
 - (ii) proposed regrading, excavation and filling (including source of filling),
 - (iii) native fauna habitats, vegetation and plants,
 - (iv) man-made constraints such as existing buildings and structures, street characteristics and features,
 - (v) prevailing winds, sun and shade,
 - (vi) a shadow diagram for Residential 2 areas (smaller lots) with the achievement of a minimum 4 hours of sun to the windows of the most utilised rooms (living, family and kitchen for residential buildings) and to the private yard space during midwinter, and
 - (vii) provision for the shading of the summer sun to the main rooms and to the adjacent courts.
- (c) Design all building types to utilise natural light and ventilation as far as possible throughout the greater part of the year.
- (d) Introduce energy efficient or energy effective equipment such as solar water heaters, preferably natural gas boosted, and rainwater collection tanks for all buildings.
- (e) The site of the motel/function centre/convention facility, proposed to be developed fronting The Northern Road/Camden Valley Way road realignment, is a highly prominent site. The development's built form and landscaping shall be designed and constructed to a standard that reflects the significance of the site.



Map No. 1 Harrington Park

