

ATTACHMENTS

Attachment 1 – Site Location Plan

Attachment 2 – Amendments to Zoning Map

Attachment 3 – Amendments to Lot Size Map

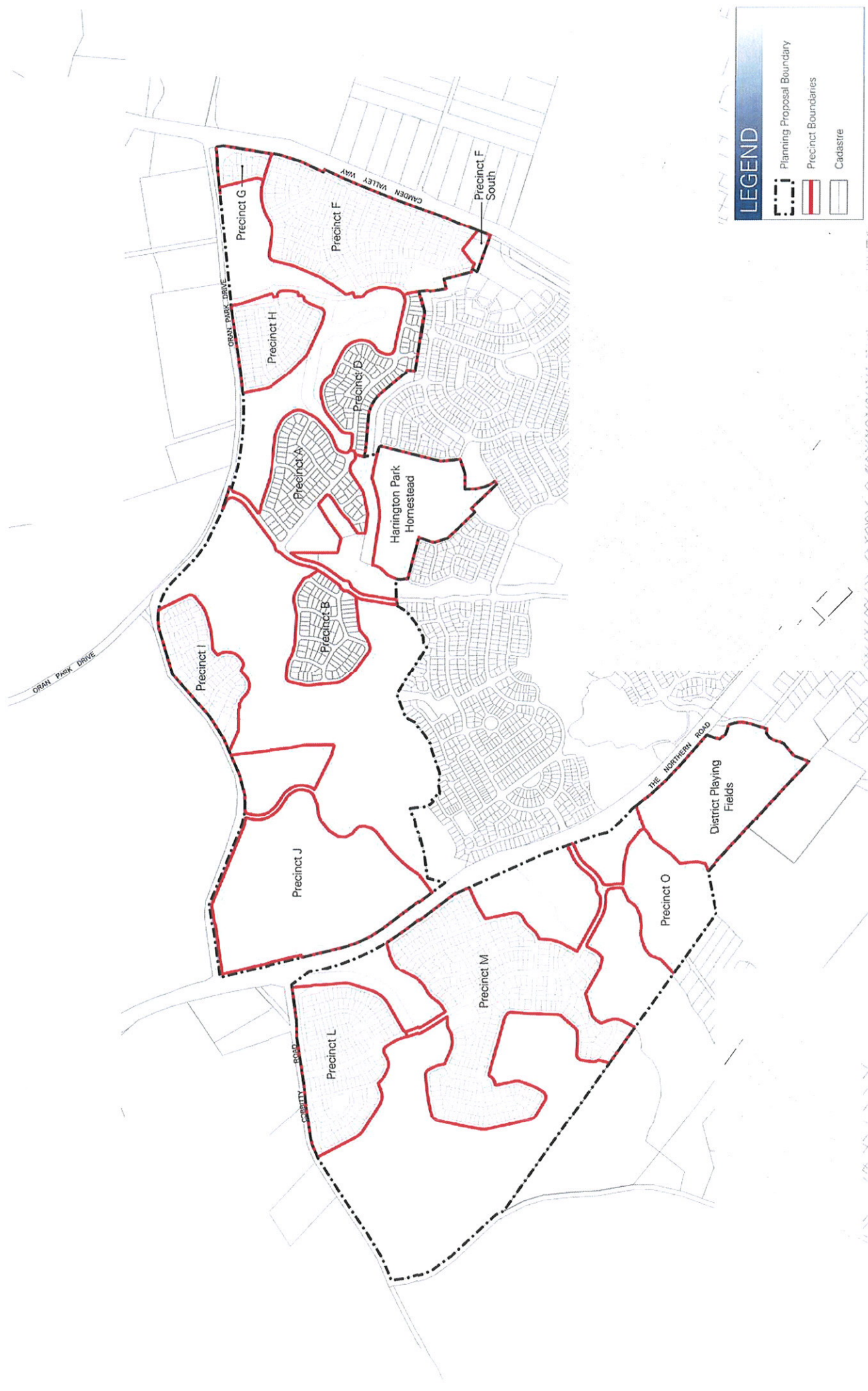
Attachment 4 – Letter dated 25 May 2010 by Eco Logical Australia to DSEWPC

Attachment 5 – DSEWPC Approval

Attachment 6 – Approved Subdivision Plan

Attachment 7 – Heritage Impact Statement

Attachment 1 – Site Location Plan



LEGEND

- Planning Proposal Boundary
- Precinct Boundaries
- Cadastral

PRECINCTS LOCATION PLAN HARRINGTON GROVE PLANNING PROPOSAL

Attachment 2 – Amendments to Zoning Map



Attachment 3 – Amendments to Lot Size Map

**Attachment 4 – Letter dated 25 May 2010 by Eco Logical Australia
to DSEWPC**



ECO LOGICAL AUSTRALIA PTY LTD
ABN 87 096 512 088
www.ecoaus.com.au

Ms Zarni Bear
SE QLD and NSW Section
Environment Assessment Branch
Department of the Environment, Water,
Heritage and the Arts
GPO Box 787
CANBERRA ACT 2601

25 May 2010

Dear Ms Bear,

**Further information in relation to proposed residential development at
Harrington Grove, Western Sydney (EPBC 2009/4862)**

Please find the following response to your request for additional information in relation to the assessment of the Harrington Grove Residential Development.

Question 1 –redesign of Precinct J

The original layout of Precinct J allowed seven housing lots defined within distinct development envelopes. These development envelopes were located to minimise the impact to CPW. Of the 36.77 ha of CPW within Precinct J, approximately 2.72 ha was proposed to be lost through this original layout. However, the only mechanism available for the on-going protection and management of the retained woodland within Precinct J (34.05 ha) was to impose a set of obligations on each of the seven private landowners.

As discussed in the meeting held on 6 April 2010, this mechanism to protect the conservation areas is less favourable from a regulatory perspective compared with public management. For this reason, Precinct J has been re-designed to enable security and on-going management of the retained woodland through council ownership.

The new design of Precinct J is shown at Attachment 1.

The outcome for CPW as a result of this redesign is presented in Table 1. Compared with the original layout, the new design for Precinct J will lead to a further 6.46 ha of loss of CPW. This increase in the impact reflects the need to improve the lot yield of Precinct J to make council management of the conservation areas feasible. Through this revised layout and management arrangement, it is considered that an improved conservation outcome for CPW is achieved.

Development at Harrington Grove will now lead to the loss of around 46 ha of CPW (comprising 16.14 ha of high quality, 24.12 ha of moderate quality, 5.41 ha of low quality and 0.39 ha of very low quality CPW), while providing for the protection and on-going management of around 153 ha. This area of retained CPW comprises over 86% of the higher quality woodland.

Table 1: Areas of Cumberland Plain Woodlands conserved and lost within Precinct J.

Cumberland Plain Woodlands within Precinct J				
	High	Moderate	Low	<i>Total</i>
Future council reserve	23.25	3.42	0.90	<i>27.57</i>
Development	5.72	3.46	0	<i>9.18</i>
<i>Total</i>	<i>28.97</i>	<i>6.88</i>	<i>0.90</i>	<i>36.75</i>

Question 2 –covenanted, management and funding of conservation areas

The redesign of Precinct J will enable transfer of an additional 36 ha of conservation land to Camden Council as public reserve following completion of the CMP program by Dandaloo Pty Ltd.

The key revised figures relating to the development and conservation outcome at Harrington Grove are now approximately:

- 149 ha of development land;
- 132 ha of land managed for conservation purposes by the Harrington Grove Community Association; and
- 101 ha of land managed for conservation purposes by Camden Council.

The conservation areas will be protected and managed in-perpetuity. For the land that becomes the property of the Community Management Scheme, the Community Association must undertake maintenance of the conservation areas in accordance with the CMPs. This is a requirement set out in Section 36 of the Community Management Statement. Under the community title laws, this requirement cannot be changed by the Community Association.

For the land that is transferred as a public reserve to Camden Council, it is proposed that a positive covenant under the *NSW Conveyancing Act 1919* be placed on the title of the land requiring implementation of the CMP. This will ensure that ownership of the land entails management in accordance with the CMP, irrespective of who owns it.

As described in Section 6.4.5 of the Assessment Report, funding requirements associated with implementing the conservation and management activities are set out in Section 7 of the CMPs. For the land that becomes the property of the Community Management Scheme, the Community Association will obtain the necessary management funding through the levies which will be paid by each resident on an annual basis.

Camden Council is required to fund the management of the land transferred as a public reserve, in accordance with the *Local Government Act 1993*. Although the redesign of Precinct J will impose additional costs on Camden Council, the redesign will also provide additional revenue to fund these costs through council rates as a result of the increased lot yield.

Question 3 – additional research funding

Dandaloo Pty Ltd have made a \$150,000 contribution which was originally proposed to fund a CPW corridor study. This money has been provided to the NSW DoP and the study was expected to be coordinated by NSW DECCW.

We understand that this CPW corridor study is now being delivered by development within the Sydney Growth Centres. As a result, DoP and DECCW are currently discussing options for spending these funds on other recovery actions relating to CPW.

Dandaloo Pty Ltd are now prepared to commit an additional \$150,000 of research funding. As discussed at the meeting on 6 April 2010, it is proposed that this money go towards the implementation of a recovery action consistent with the Draft Cumberland Plain Recovery Plan (DECCW, 2009) and that this activity be undertaken on-site at Harrington Grove. This additional funding will be combined with the initial \$150,000 to resource a more substantial CPW recovery project.

With this funding we propose to establish a best-practice direct seeding restoration site with the overall objective of developing a mechanism to significantly increase the diversity of species used in CPW revegetation works. A key strategy to achieve this objective will be the inclusion of herbaceous species that are typically not used in revegetation works due to their limited seed set and difficulties in seed selection. Improvements such as these in restoration techniques will contribute significantly to the successful recovery of areas of CPW and is particularly applicable in light of the extensive revegetation works that are proposed to undertaken as part of the Sydney Growth Centres. This project would be undertaken in consultation with Camden Council.

This project would address the following recovery actions identified in the Draft Recovery Plan:

- 2.1:** Preferentially target any future investment associated with the management of the Cumberland Plain's threatened biodiversity to the priority conservation land where practicable
- 2.2:** Support and promote the adoption of best practice standards for bushland management and restoration on public and private lands within the Cumberland Plain
- 3.4:** Work collaboratively with local government authorities to inform communities about the value and role of remnant vegetation on the Cumberland Plain, the best practice standards for its management, and any opportunities to participate in the recovery program
- 3.6:** Establish and promote best practice demonstration sites for the recovery plan's threatened biodiversity

Please do not hesitate to contact me if you have any further questions.

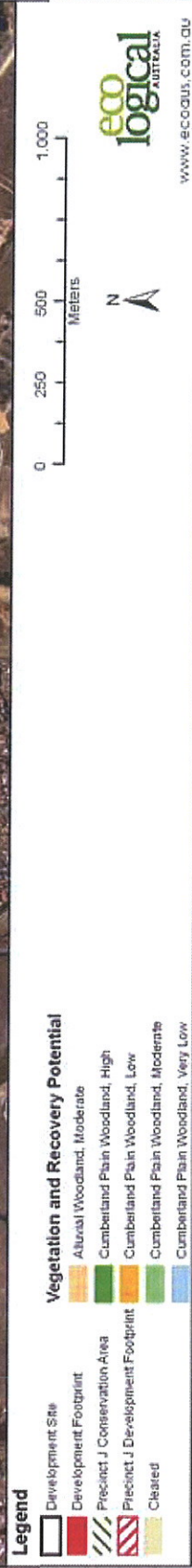
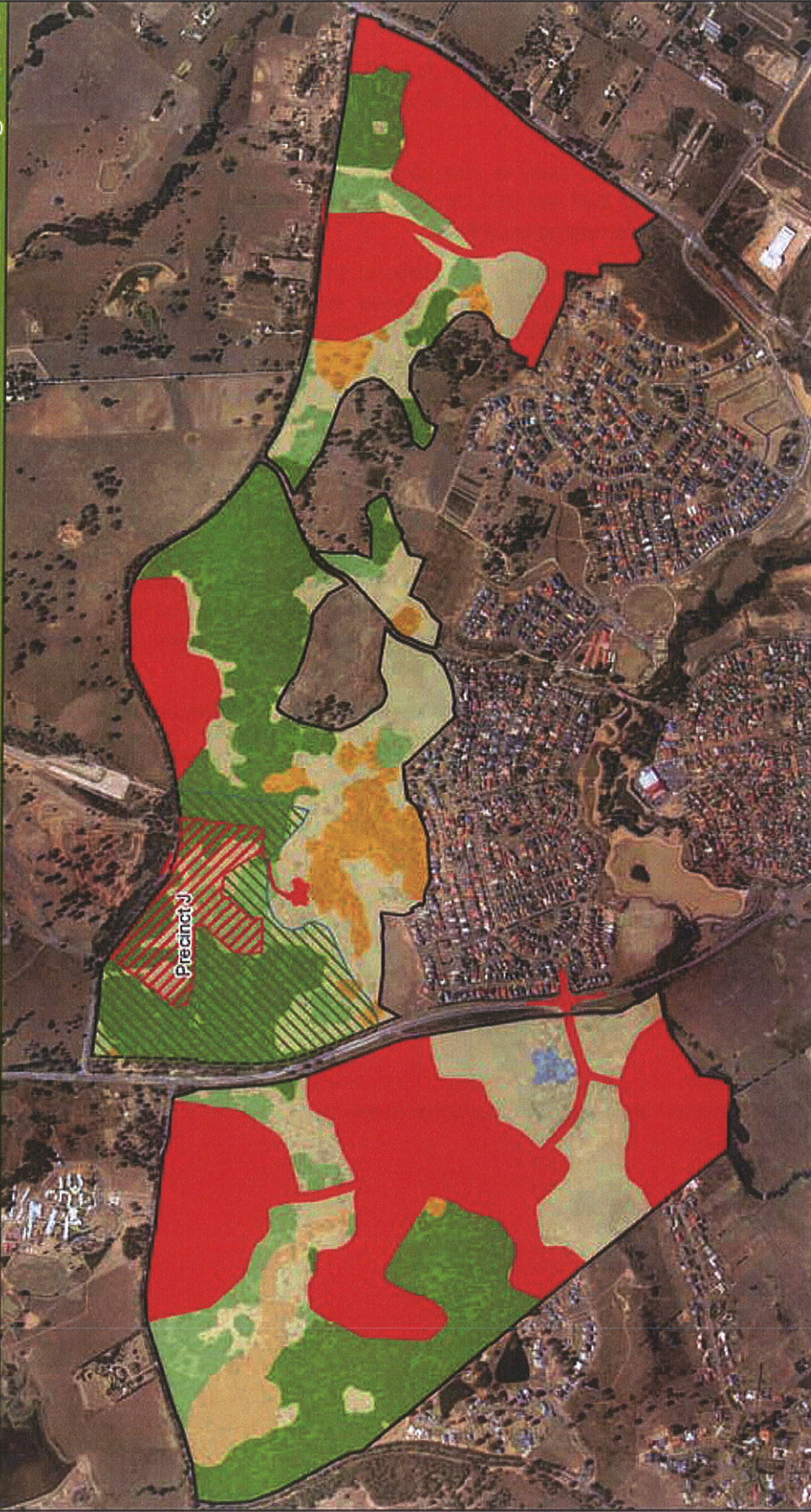
Yours sincerely,



Steve House
Director

Attachment 1 – Re-design of Precinct J at Harrington Grove

Redesign of Precinct J



Attachment 5 – DSEWPC Approval



Australian Government

Department of the Environment, Water, Heritage and the Arts

Approval

Harrington Grove Residential Development, western Sydney, NSW (EPBC 2009/4862)

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

Proposed action

person to whom the approval is granted	Dandaloo Pty Ltd
proponent's ACN (if applicable)	ACN: 002338543
proposed action	A residential development of approximately 900 lots located at Harrington Grove, western Sydney, NSW.

Approval decision

Controlling Provision	Decision
Listed threatened species and communities (sections 18 & 18A)	Approved

conditions of approval	This approval is subject to the conditions specified below.
expiry date of approval	This approval has effect until 2039.

Decision-maker

name and position	Michelle Wicks Assistant Secretary Environment Assessment Branch
signature	
date of decision	24 June 2010

Approval Conditions

No	Condition
1	The person taking the action must carry out the action in accordance with the conditions of this approval and as described in the referral documentation dated 16 April 2009, Preliminary Documentation dated 29 November 2009, the Planning Agreement with NSW Department of Planning (reference 15266/15343/80056275) and the additional information dated 25 May 2010. Where the referral, Preliminary Documentation, planning agreement and/or additional information and these conditions are contradictory, these conditions shall prevail to the extent of the contradiction.
2	Prior to works commencing, the person taking the action must demonstrate in writing to the Minister that a conservation covenant or covenants have been registered on the titles of all land identified as 'Community Reserve', 'Council Reserve' and 'Cultural Landscape' on Annexure 1. The conservation covenant/s must provide for the protection and active management of Cumberland Plain Woodlands and other matters of national environmental significance in perpetuity. Works may not commence until the Minister has notified the person taking the action, in writing, that the Minister is satisfied with the covenant and how it will protect and provide for the active management of Cumberland Plain Woodlands and other matters of national environmental significance in perpetuity.
3	Prior to the works commencing, the person taking the action must provide in writing to the Minister for approval a plan that includes a detailed schedule of expenditure for management activities and associated outcomes that will aid active recovery of Cumberland Plain Woodlands (CPW) on-site. The plan must demonstrate how no less than \$150,000 will be spent on on-ground recovery of CPW on-site. Activities are to complement the objectives of the draft <i>NSW and National Recovery Plan – Cumberland Plain Recovery Plan</i>. Activities and funding outlined in this plan must be demonstrated as being additional to that required by other approval conditions and already committed to in the Harrington Grove West Conservation Management Plan and Bushfire Management Plan, the Harrington Grove East Conservation Management Plan and Bushfire Management Plan and the \$150,000 contribution to conservation in accordance with the Planning Agreement with NSW Department of Planning. The plan is to include a monitoring and reporting component to measure and report the success of proposed outcomes. The plan must be implemented and outcomes reported to the department annually until such time as it is demonstrated that the activities and associated outcomes have been achieved to the satisfaction of the Minister. Works may not commence until the Minister has notified the person taking the action, in writing, that the Minister is satisfied with the proposed plan.
4	The person taking the action must undertake the action in accordance with the Voluntary Planning Agreement with Camden Council, dated 22 August 2008, specifically the implementation of the Harrington Grove West Conservation Management Plan and Bushfire Management Plan (August 2007) and the Harrington Grove East Conservation Management Plan and Bushfire Management Plan (August 2007). Any change, that has potential to have any impact to matters of national environmental significance and made prior to the transfer of conservation land to community or council ownership (as detailed in the Voluntary Planning Agreement with Camden Council), to: a) the Harrington Grove West Conservation Management Plan and Bushfire Management Plan (August 2007) and the Harrington Grove East Conservation Management Plan and Bushfire Management Plan (August 2007); or b) the elements of the Voluntary Planning Agreement which relate to the implementation of the Harrington Grove West Conservation Management Plan and Bushfire Management

	Plan (August 2007) and the Harrington Grove East Conservation Management Plan and Bushfire Management Plan (August 2007); requires the approval of the Minister. Approval of any amendment must be obtained by the Minister in writing prior to implementation of the amendment.
5	The person taking the action must ensure that the Community Management Statement requires the Harrington Grove Community Association and Camden Council to manage and maintain their respective transferred land, as defined in Annexure 1 and 2, in accordance with the Harrington Grove West Conservation Management Plan and Bushfire Management Plan (August 2007) and the Harrington Grove East Conservation Management Plan and Bushfire Management Plan (August 2007). Any change, that has potential to have any impact to matters of national environmental significance and made prior to the transfer of conservation land to community or council ownership (as detailed in the Voluntary Planning Agreement with Camden Council), to: a) the Harrington Grove West Conservation Management Plan and Bushfire Management Plan (August 2007) and the Harrington Grove East Conservation Management Plan and Bushfire Management Plan (August 2007); or b) the elements of the Community Management Statement which relate to the implementation of the Harrington Grove West Conservation Management Plan and Bushfire Management Plan (August 2007) and the Harrington Grove East Conservation Management Plan and Bushfire Management Plan (August 2007); requires the approval of the Minister. Approval of any amendment must be obtained by the Minister in writing prior to implementation of the amendment.
6	The person taking the action must ensure that any element of the Voluntary Planning Agreement with Camden Council, the Community Management Statement or conservation management plans that deal with management of conservation land include reference and equal level of protection and management to the conservation land to be dedicated to Camden Council as shown on Annexure 2.
7	Within 10 days of commencement of the action, the person taking the action must advise the department in writing of the actual date of commencement.
8	If, after 3 years from the date of this approval, the person taking the action has not substantially commenced the action to the satisfaction of the Minister, the person taking the action must obtain the written agreement of the Minister to commence or continue taking the action.
9	Upon the direction of the Minister, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister. The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.
10	If the person taking the action wishes to carry out any activity otherwise than in accordance with the plans, reports or strategies referred to in this approval, the person taking the action must submit for the Minister's approval a revised version of any such plan, report or strategy. The varied activity shall not commence until the Minister has approved the varied plan, report or strategy in writing. If the Minister approves such a revised plan, report or strategy, that plan, report or strategy must be implemented in place of the plan, report or strategy originally approved.
11	If the Minister believes that it is necessary or desirable for the better protection of listed threatened species and ecological communities to do so, the Minister may request that the person taking the action make specified revisions to the plans, reports or strategies approved pursuant to the conditions of this approval and submit the revised plan, report or strategy for the Minister's approval. The person taking the action must comply with any such request. The revised approved plan, report or strategy must be implemented. Unless the Minister has approved the revised plan, report or strategy, then the person taking the action must

	continue to implement the plan, report or strategy originally approved under this approval
12	Within three months of every 12 month anniversary after the commencement of the action the person taking the action must submit to the department an annual report addressing compliance with each of the conditions of this approval, including implementation of any management plans that have been approved by the Minister. Annual reports must be provided until the Minister is satisfied that the person taking the action has complied with all conditions of this approval
13	The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of this approval, including measures taken to implement the management plans required by this approval, and make them available upon request to the department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media

Definitions:

Commencement of action: Undertaking of any activity identified below under the definition of works.

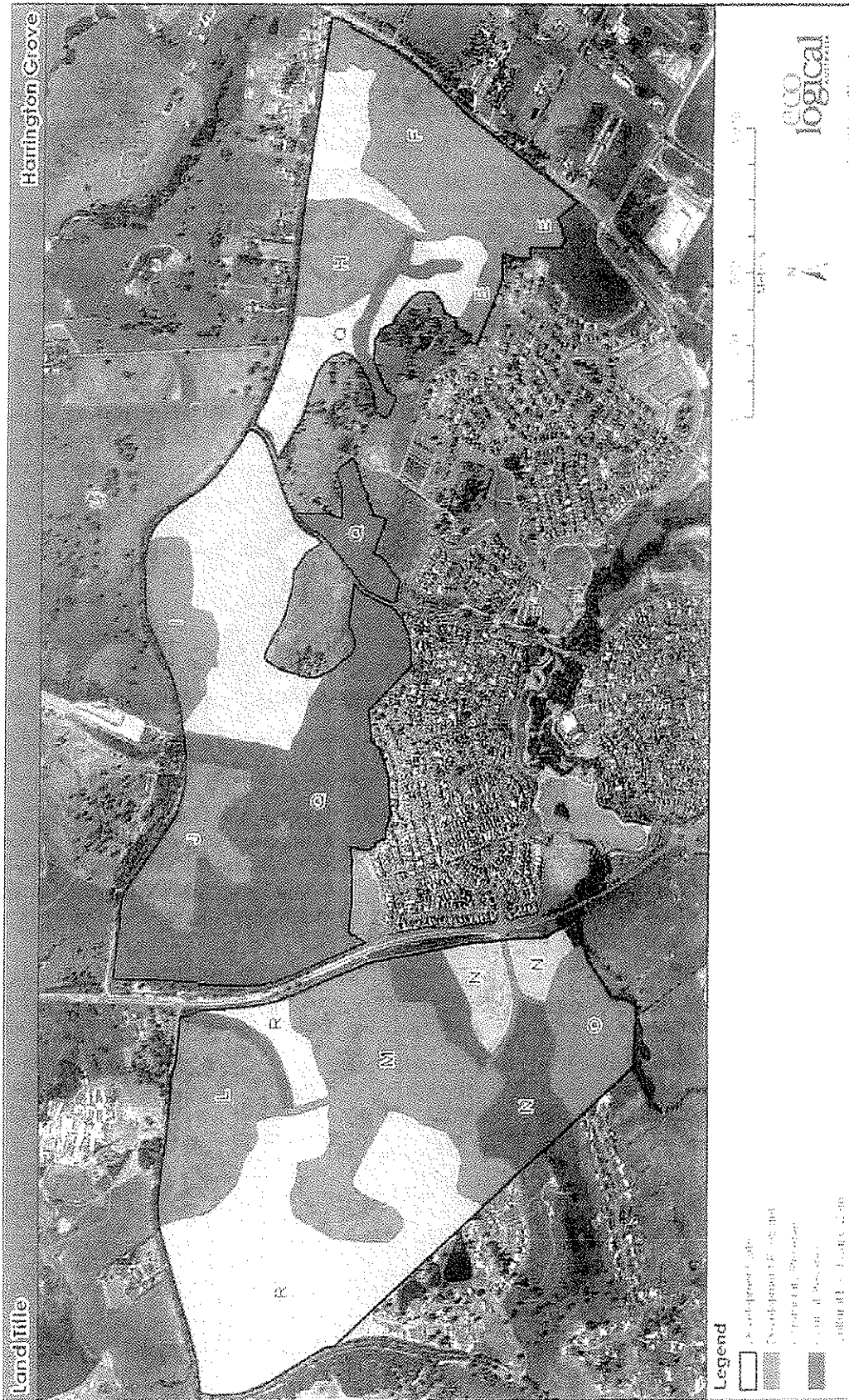
Department: The Australian government Department responsible for the *Environment Protection and Biodiversity Conservation Act 1999*.

Minister: The Minister responsible for the *Environment Protection and Biodiversity Conservation Act 1999*

Substantially commenced: the commencement of the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation within Precincts E, F, G, H, I, J, L, M or O.

Works: Includes any preparatory works required to be undertaken including clearing vegetation, the erection of any onsite temporary structures and the use of heavy equipment for the purpose of breaking the ground for buildings or infrastructure.

ANNEXURE 1





PRECINCT J PUBLIC RESERVE DEDICATION PLAN
HARRINGTON GROVE EAST



Plan No: 144/2012 • Date: 15/03/2012 • Scale: A3



Note: All areas and dimensions subject to detailed survey.

Attachment 6 – Approved Subdivision Plan

APPROVED
 16 JUN 2010
 1247 2006

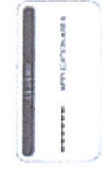


APPROVED
&
CONSTRUCTED

APPROVED
&
UNDER CONSTRUCTION

COBBITT
ROAD

CARDIN
VALLEY
ROAD



HARRINGTON GROVE EAST SECTION 96 SUBDIVISION PLAN

Project No.	1247 2006
Section	96
Scale	1" = 100'
Author	1247 2006
Check	1247 2006
App. No.	1247 2006

Attachment 7 – Heritage Impact Statement

Heritage Impact Statement for subdivision plan of the Harrington Park Homestead Lot

Harrington Park, Camden, NSW



prepared for
Dandaloo

to accompany DA submission to
Camden Council and
NSW Heritage Office

July 2011
REF: 0825:HIS
Issue 03

Tropman & Tropman Architects

Architecture Conservation Landscape Interiors Urban Design Interpretation
55 Lower Fort Street Sydney NSW 2000 Phone: (02) 9251 3250 Fax: (02) 9251 6109
Website: www.tropmanarchitects.com.au Email: tropman@tropmanarchitects.com.au
TROPMAN AUSTRALIA PTY LTD ABN 71 088 542 885 INCORPORATED IN NEW SOUTH WALES
Lester Tropman Architects Registration: 3786 John Tropman Architects Registration: 5152



Report Register

The following table is a report register tracking the issues of the *Heritage Impact Statement for the subdivision plan of the Harrington Park Homestead Lot* prepared by Tropman & Tropman Architects. Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

Project Ref No.	Issue No.	Description	Prepared by	Checked by	Issued To	Issue Date
0825:HIS	01	Harrington Park Homestead Lot Subdivision Draft Heritage Impact Statement	Joanne Lloyd	Lester Tropman	Terry Goldacre Darren Youens Via Email	04.03.11
0825:HIS	02	Harrington Park Homestead Lot Subdivision Final Heritage Impact Statement	Joanne Lloyd	Lester Tropman	Terry Goldacre Darren Youens Via Email	15.03.11
0825:HIS	03	Harrington Park Homestead Lot Subdivision Final Heritage Impact Statement	Christine Plewinski	Lester Tropman	Terry Goldacre Darren Youens Via Email	08.07.11

Contents

1.0	INTRODUCTION	1
1.1	Brief	1
1.2	Development Proposal	1
1.3	Author Identification.....	1
1.4	Methodology	1
1.5	Study Area	1
1.6	Cultural Significance.....	1
1.7	Previous Reports, Available Information and References	2
2.0	HARRINGTON PARK HOMESTEAD SETTING	6
3.0	COMPLIANCE OF THE PROPOSED SUBDIVISION WITH THE CONSERVATION MANAGEMENT POLICIES	15
4.0	HOMESTEAD LOT NORTH BOUNDARY OPTIONS	17
4.1	Option 1	18
4.2	Option 2	19
4.3	Option 3 – PREFERRED OPTION.....	20
5.0	IMPACT OF PREFERRED OPTION 3 ON HERITAGE VALUES	21
5.1	Significant Views and Vistas	21
5.2	Heritage Curtilage.....	21
5.3	Subdivision and Zoning Boundaries.....	22
5.4	Summary of Impacts.....	22
6.0	GENERAL RECOMMENDATIONS	23
7.0	CONCLUSION.....	23

1.0 INTRODUCTION

1.1 Brief

This Heritage Impact Statement has been prepared for the proposed subdivision of the Harrington Park Homestead Lot of the Harrington Park Homestead Estate located at Harrington Park near Camden. This report has been prepared for Dandaloo for submission to the NSW Heritage Office and Camden Council. The aim of this report is: to review the proposed subdivision and to produce a statement of heritage impact relating to heritage issues for the Harrington Park Homestead Lot.

1.2 Development Proposal

The proposal seeks to subdivide a portion of the northern edge of the homestead lot. No changes to the heritage curtilage are proposed.

1.3 Author Identification

This report has been prepared by:

Tropman & Tropman Architects:

Lester Tropman Director, Architect, Heritage Conservation Consultant, Landscape Architect
Joanne Lloyd Project Manager (Heritage and Interpretation)

1.4 Methodology

The method for the Heritage Impact Statement follows that set out in the "NSW Heritage Manual" Update August 2000 produced by the NSW Heritage Office. The method is outlined below:

Heritage Impact Statement

The statement of heritage impact should identify what impact the proposed works will have on the significance of the item/site, what measures are proposed to mitigate negative impacts and why more sympathetic solutions are not viable. Recommendations are developed in order to maintain the heritage significance of the site.

1.5 Study Area

The study area is the Harrington Park Homestead Estate Lot. Refer to the following figures.

For the purposes of this study, the **local** area refers to the council area of Camden. The **state** refers to the state of New South Wales.

1.6 Cultural Significance

The Harrington Park Homestead Estate has State significance as one of the earliest Cowpasture Homesteads that became a Gentleman's residence on the Cumberland Plain. The Harrington Park Homestead Estate continues to be a landmark and a focus in the Camden Valley as part of the cultural landscape of scenic setting, remnant pastureland, residential development and open space.

The Homestead, associated structures, gardens, landscape features, grazing paddocks and surviving contextual setting have historical, social, aesthetic and technical significance to the State of New South Wales.

The Harrington Park Homestead is a significant example of an early two storey country residence with generally intact interior. Alterations and additions to original are superficial. Its architectural quality, setting and its connection with William Campbell, an important settler, mariner and trader; Abraham Davy, for restoring the gentrification of the Homestead; the Rudd/Bretton family for using the place to express their social status; and Sir Warwick and Lady Mary Fairfax for their use of the place to pursue and develop their cultural interests, make it a property of great importance.

Tropman & Tropman Architects, Harrington Park Homestead Estate Conservation Management Plan, 2006, pg.115.

1.7 Previous Reports, Available Information and References

This report should be read in conjunction with the following documentation:

- Tropman & Tropman Architects, 2006, *Harrington Park Homestead Estate Conservation Management Plan*.
- Colleen Morris and Geoffery Britton for the National Trust of Australia (NSW), 2000, *Colonial Landscapes of the Cumberland Plain*
- Australia ICOMOS 2000, *Australia ICOMOS Charter for the Conservation of Cultural Significance (The Burra Charter) and Guidelines to the Burra Charter: Cultural Significance, Conservation Policy, and Undertaking Studies and Reports*, Australia ICOMOS, ACT.
- Heritage Office 2001, *Assessing Heritage Significance*, Heritage Office, Sydney.
- Heritage Office, *Statements of Heritage Impact Guideline*, Heritage Office, Sydney.

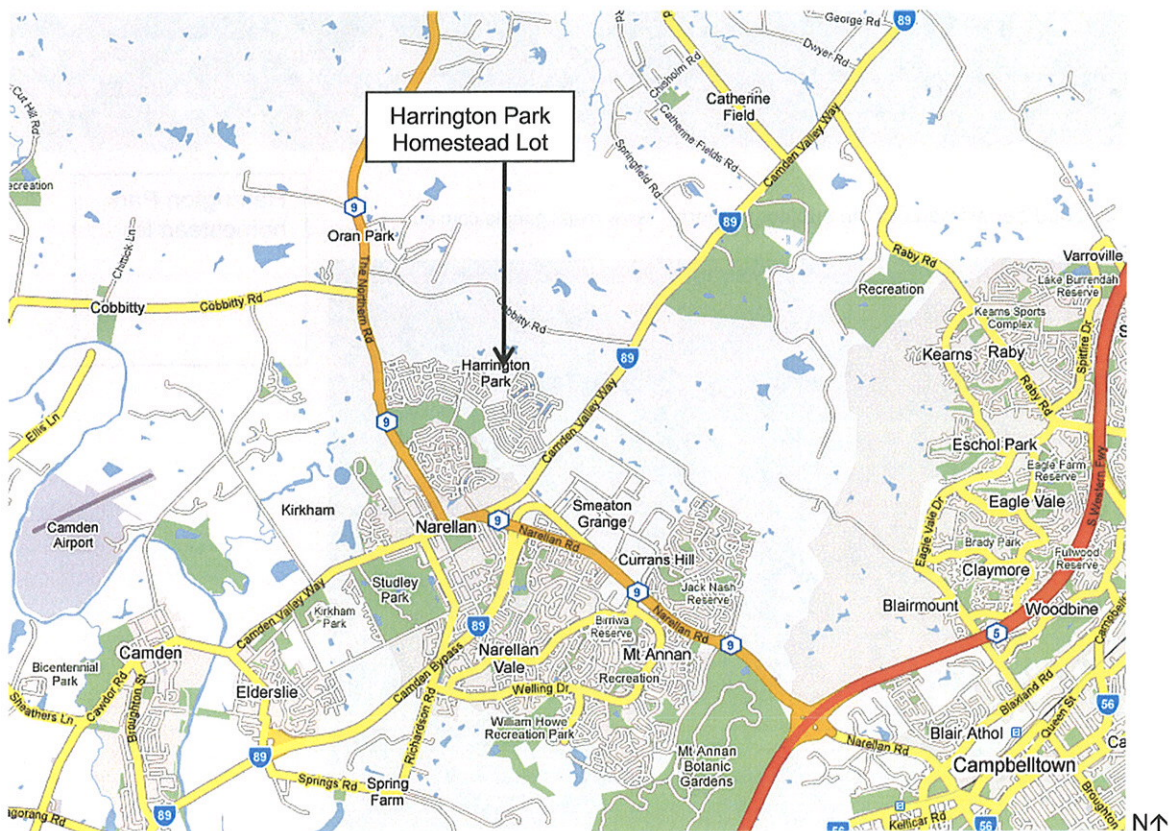
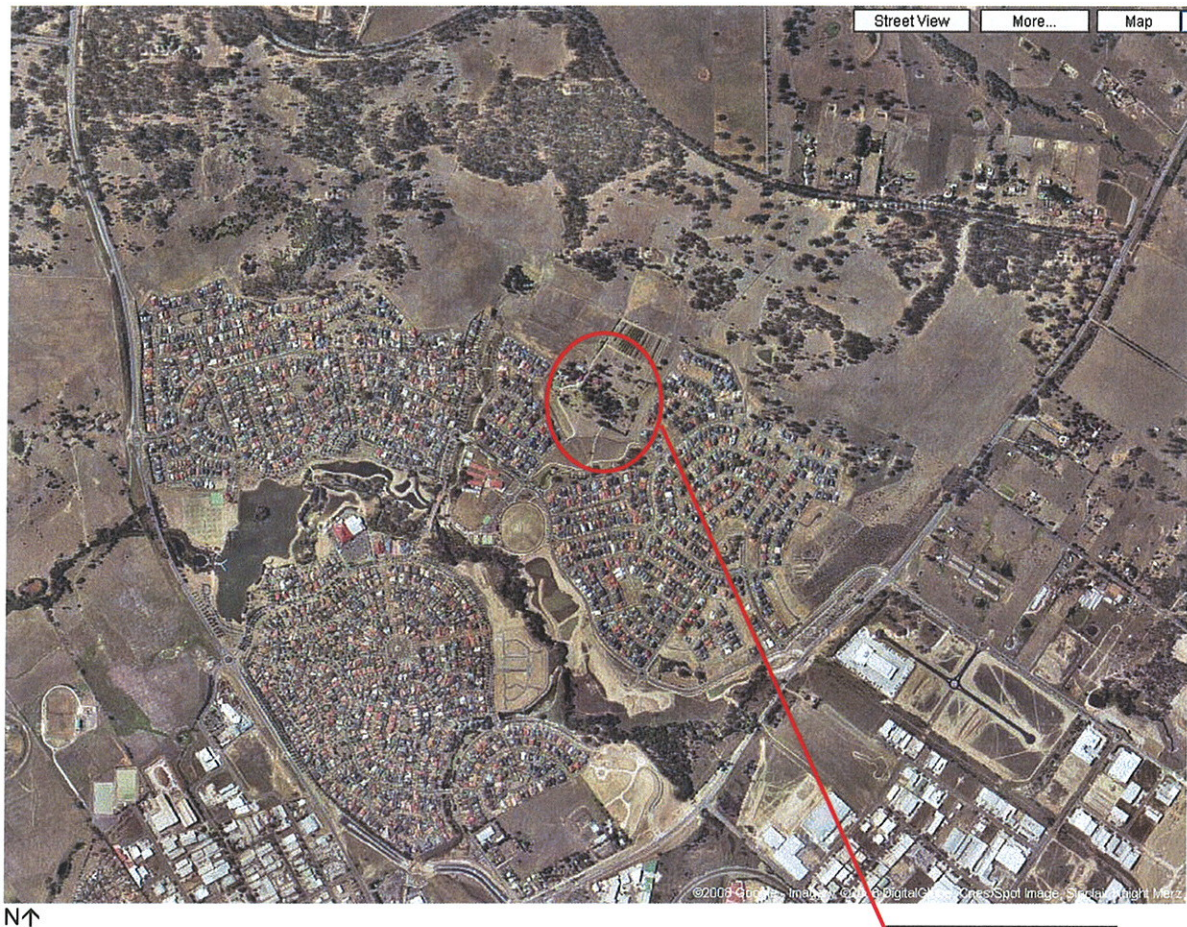


Figure 1: Location Plan. Subject site is circled. www.maps.google.com.au



N↑

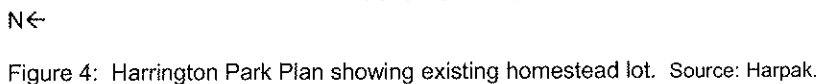
Figure 2: 2008 aerial image of the subject property. www.maps.google.com.au.

Harrington Park
homestead lot



N↑

Figure 3: 2008 aerial image of the subject property. www.maps.google.com.au.



Heritage Council of New South Wales
Plan under the Heritage Act, 1977

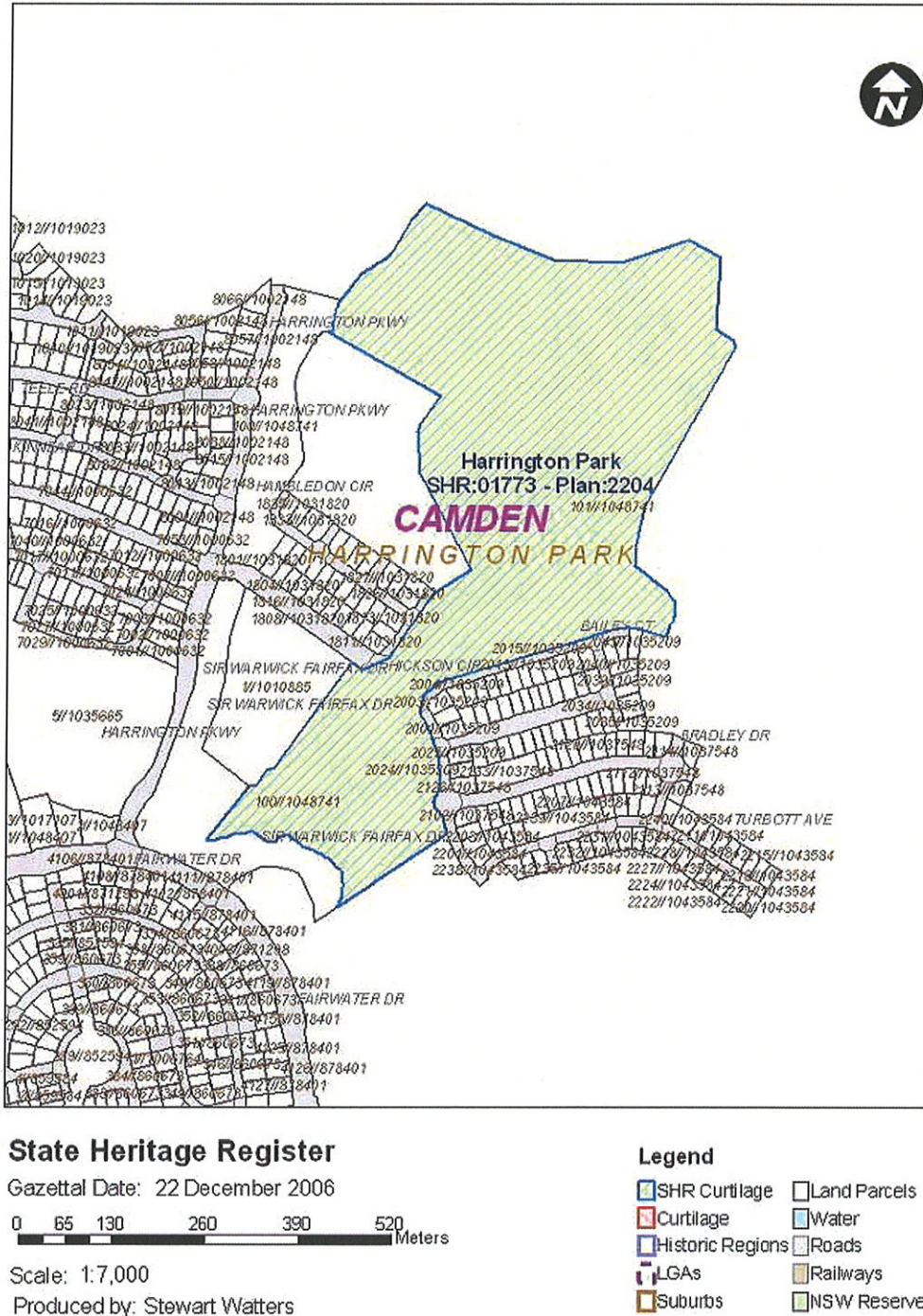


Figure 5: State Heritage Register map showing extent of Harrington Park Homestead curtilage.

2.0 HARRINGTON PARK HOMESTEAD SETTING

The landscape setting of the Harrington Park homestead and gardens is based on the Summit Model. The homestead is located on a knoll in the centre of the estate and is a landmark feature in the landscape framed by mature plantings. (See Morris & Britton *Colonial Landscapes of the Cumberland Plain*; pp.126-128 for further details).

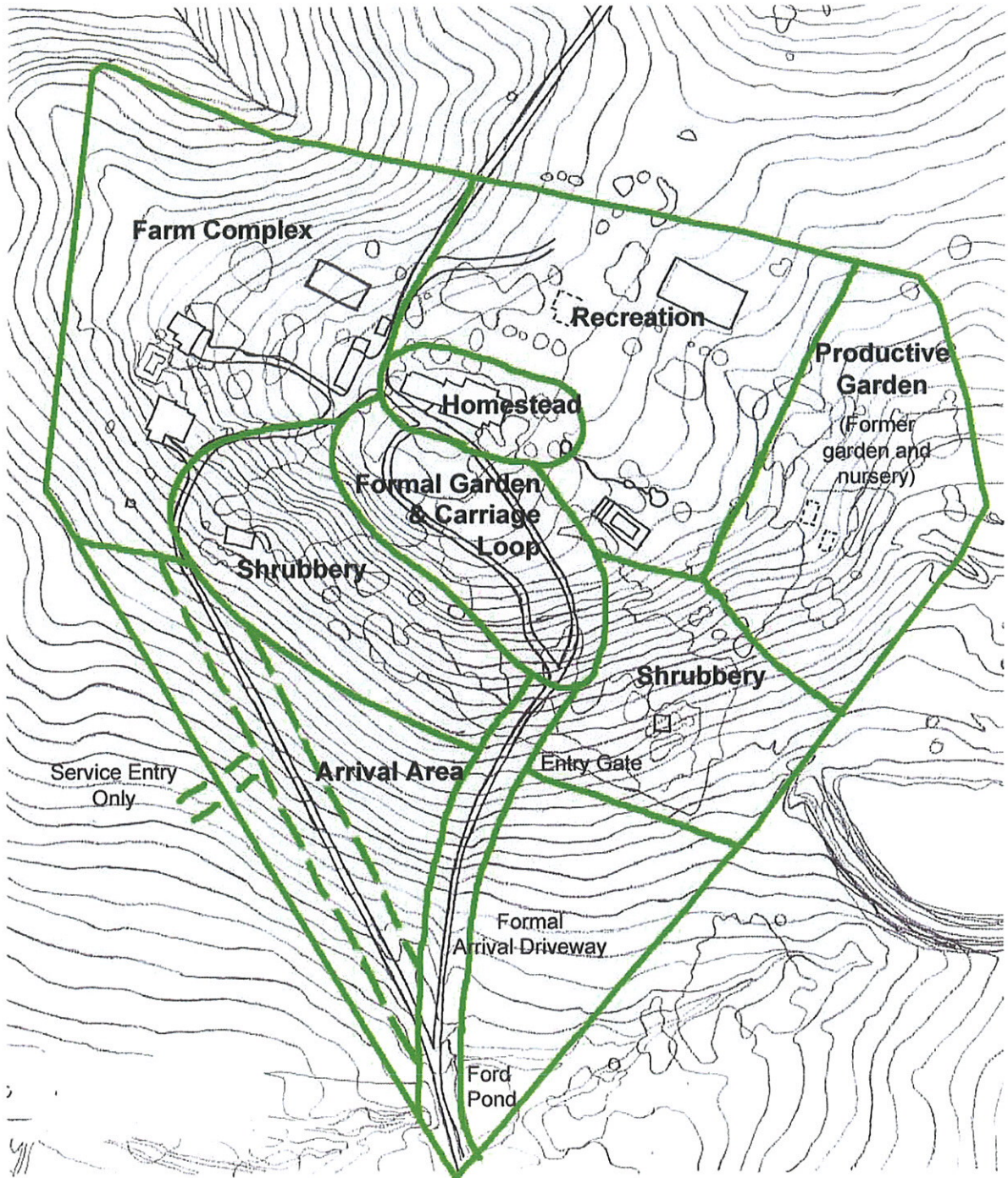


Figure No.6: Areas of the Homestead complex. (Harrington Park CMP. Fig 47. Pg 64.)

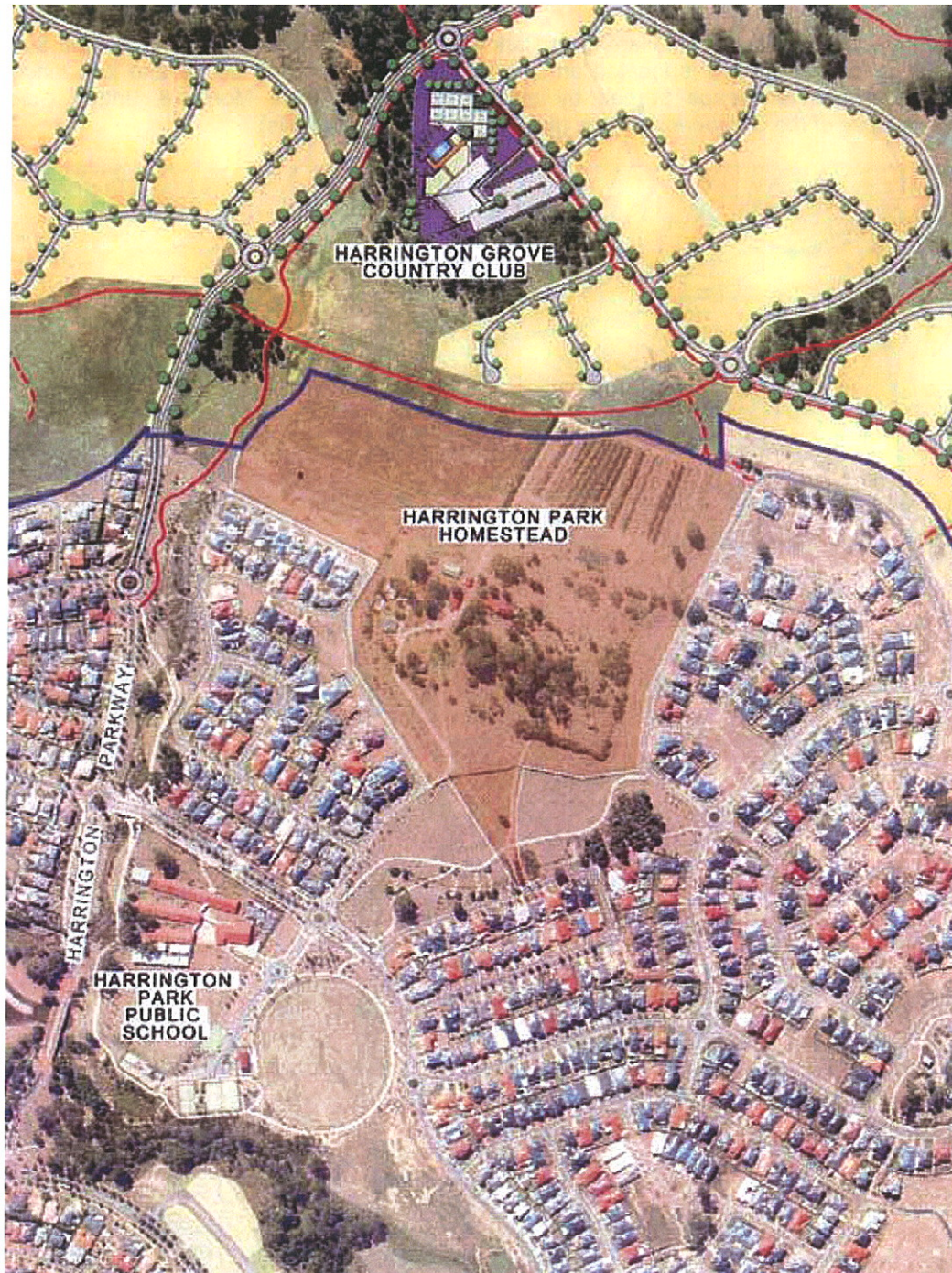


Figure 7: Masterplan showing Harrington Park Homestead and the proposed cycle track (in red)

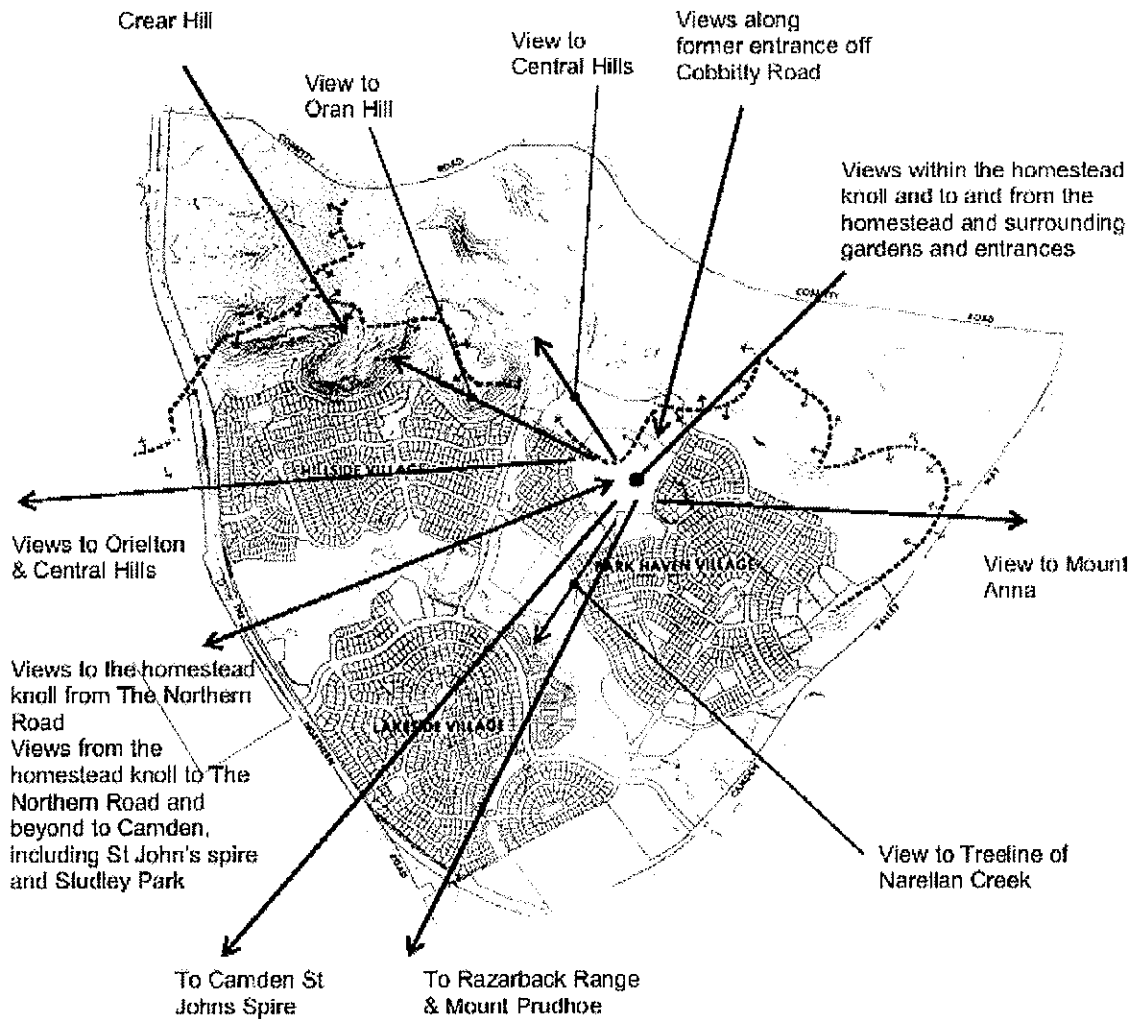


Figure 8: Significant views and vistas from Harrington Park Homestead. (Harrington Park CMP, Fig 131, Pg 125.)

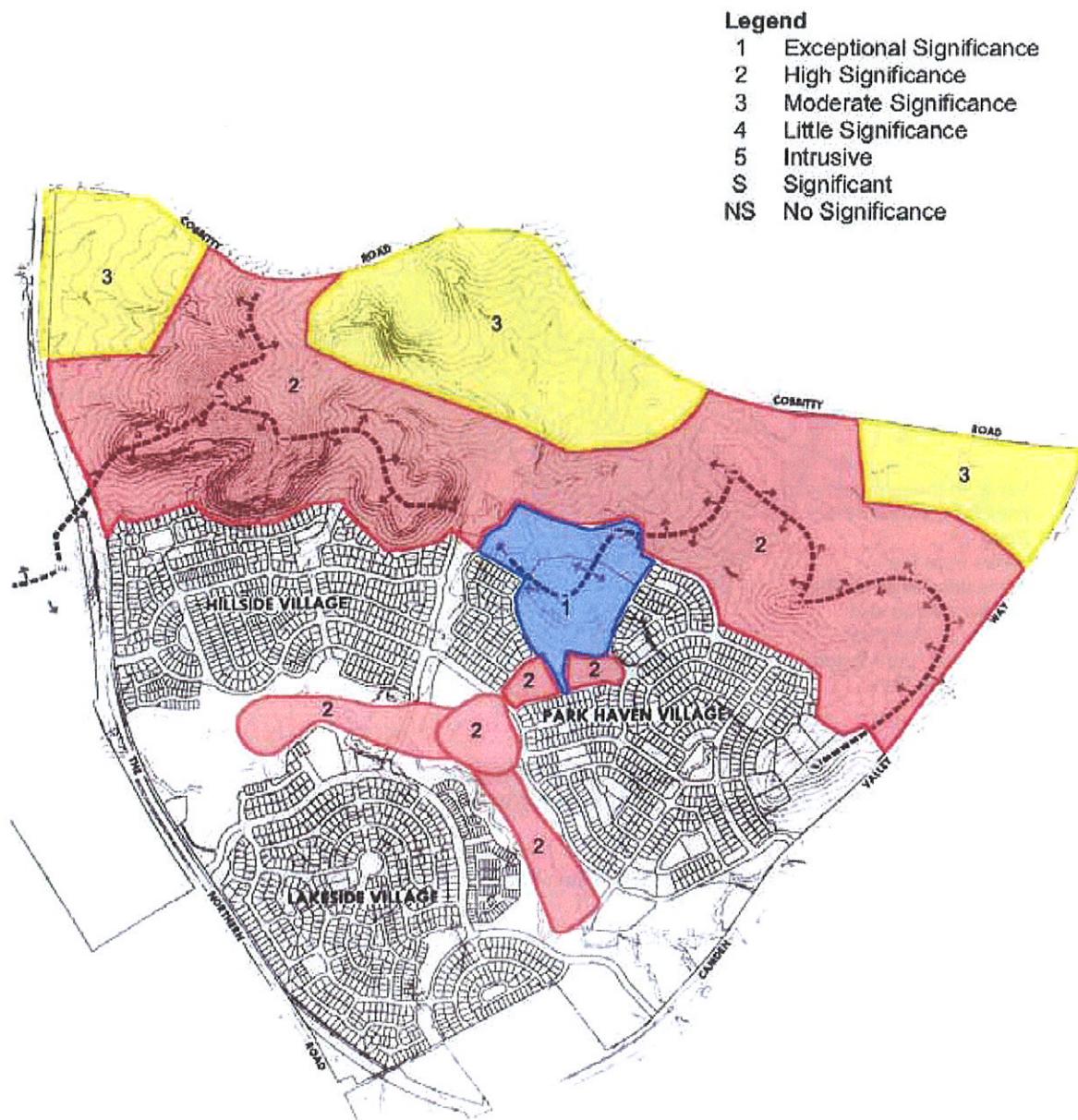
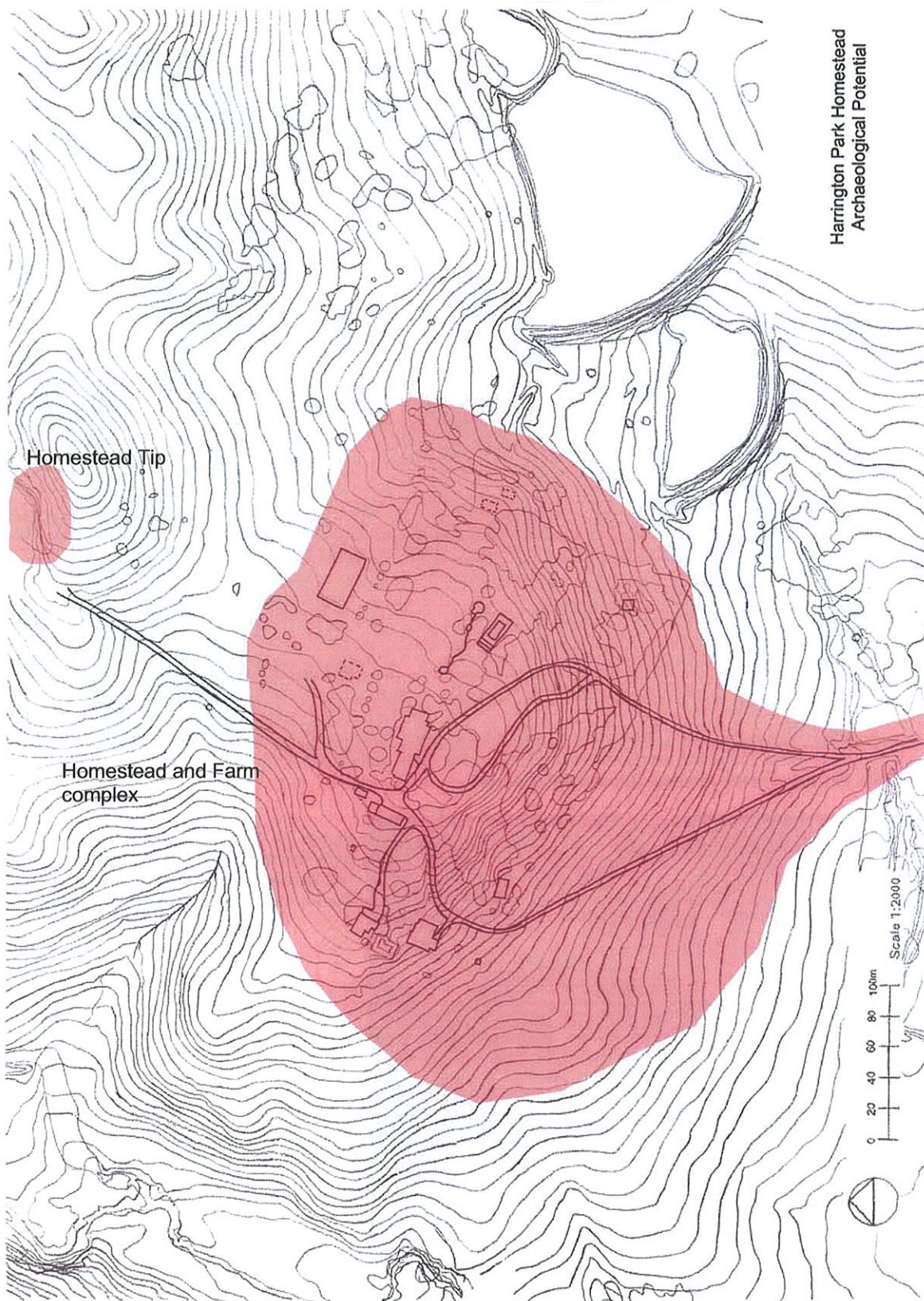


Figure 9: Levels of significance in Harrington Grove East. (Harrington Park CMP. Fig 126. Pg 118.)



N←
Figure 10: Archaeological potential around the Harrington Park Homestead. Archaeological potential is also located along the former entrance routes from Cobbitty Road and Camden Valley Way. (Harrington Park CMP, Fig 93. Pg 84.)

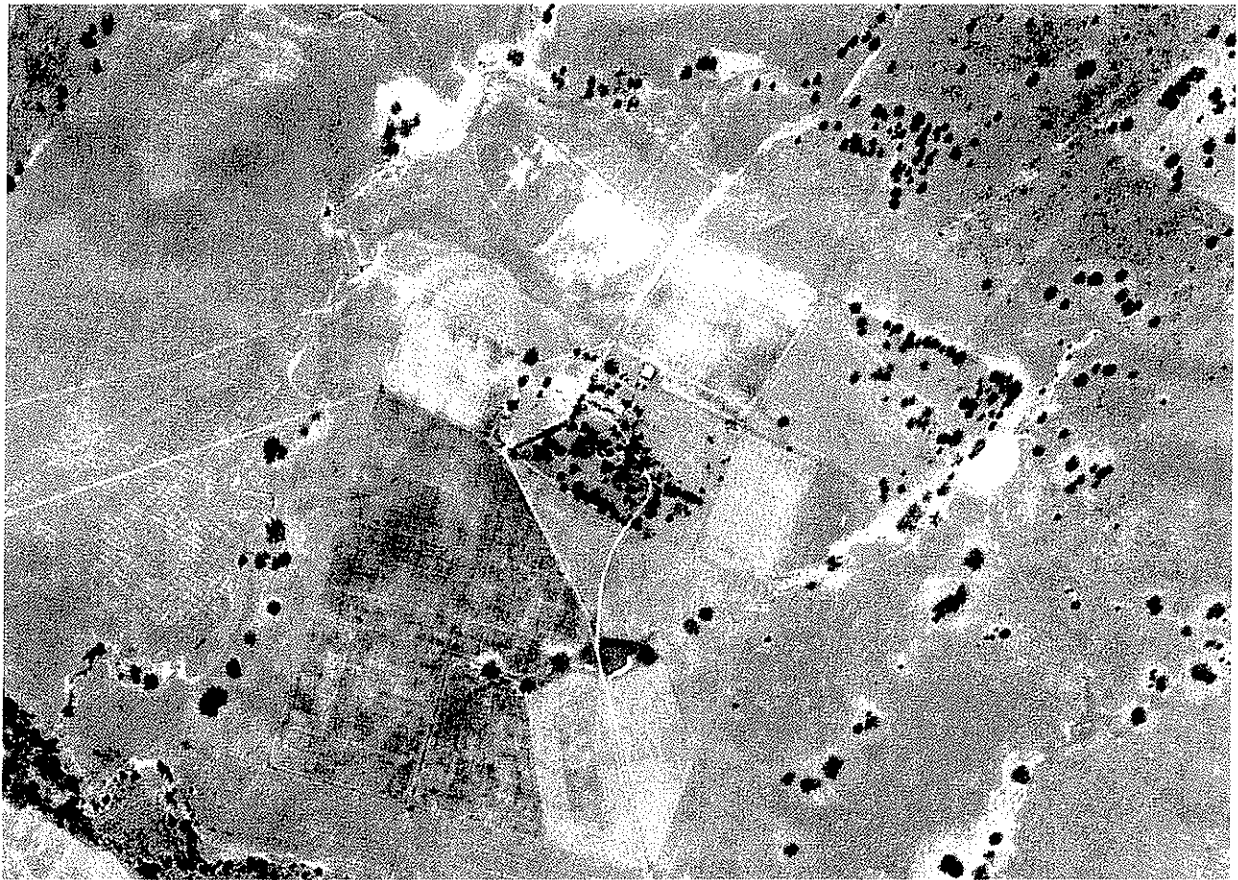


Figure 11: 1947 aerial of the site and surrounding area showing the early fence lines and road ways. (Harrington Park CMP. Fig 106. Pg 93. Source: Department of Lands).

N ↑



Figure 12: 1966 aerial of the site showing the early fence lines and road ways around the homestead. (Harrington Park CMP. Fig 107. Pg 94. Source: Department of Lands).



N ↑

Figure 13: 1990s aerial of the site and surrounding area showing the fence lines and road ways around the homestead. (Source: Harpak).



N ↑

Figure 14: Detail of the 1990s aerial of the site and surrounding located in Figure 13. Note the area surrounding the homestead forming part of its arrival sequence, setting and recreational grounds is mowed lawn. The shed located near the tennis court to the north of the homestead is also visible. (Source: Harpak).

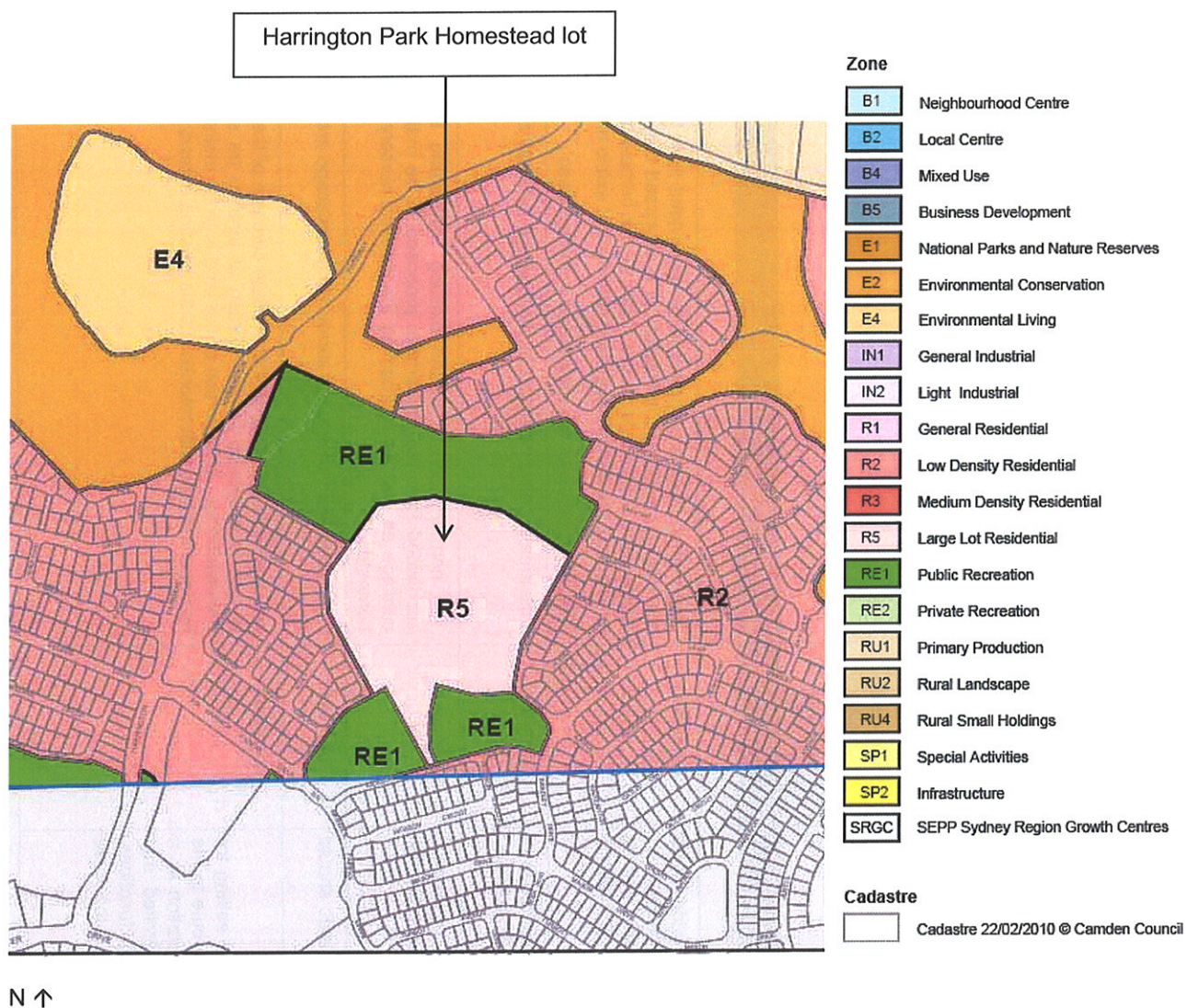


Figure 15: Camden Council Zoning Map 2010. (Source: Camden Council Local Environmental Plan 2010, Land Zoning Map, Sheet LZN_007).

3.0 COMPLIANCE OF THE PROPOSED SUBDIVISION WITH THE CONSERVATION MANAGEMENT POLICIES

Please note only those policies relevant to this study have been included.

Policy	Compliance of Proposal Complies Capable of Complying Not Complying	Discussion
Tropman & Tropman Architects, <i>Harrington Park Homestead Estate Conservation Management Plan</i> , 2006		
7.2 Subject Site		
7.2.1 General		
7.2.1.1 The character of the subject site, which is that of a partly subdivided rural estate, should be managed to maintain the enclosure of the homestead by landscaped gardens, grazing paddocks and hedging. The original setting which relates to the topography, open space and distant views in the vicinity of the homestead should be conserved.	Complies	The portion of land proposed to be subdivided from the northern edge of the Harrington Park Homestead Lot is proposed to form part of the open space area that exists to the north of the homestead and to allow the retention of the established plant nursery that exists on the site. The identified views are maintained in this proposal.
7.2.1.6 The area surrounding and including Harrington Park Homestead and the farm complex are of exceptional significance. Development in this area is limited and should be managed and guided to maintain significant values.	Complies	This area is being managed by the heritage curtilage zone.
7.2.1.7 Development in the vicinity of the subject site should be carefully monitored, adapted or refused to ensure there is minimal negative impact on the significance of the subject site.	Complies	The northern portion of the existing homestead lot proposed to be subdivided from the property is proposed to be maintained as heritage curtilage as well as maintaining the existing nursery to the north of the homestead.
7.2.1.10 The relationship between the subject buildings and landscape areas should be retained.	Complies	The identified views to the surrounding landscape are maintained.
7.2.1.14 The curtilage to the Estate should be respected and conserved. Discussion: The surrounding paddocks and gardens provide the setting for the estate, especially the homestead and its gardens. They contribute to the significance of the Harrington Grove East and aid in its interpretation as a rural property. Development in this area should be strictly limited and controlled to maintain and continue to enhance the existing functions, landscape character and use. It is noted that the paddocks to the east, south-west have been developed for villages of Harrington Park.	Complies	No change is proposed to the heritage curtilage of the estate. No change of use is proposed for the portion of land to be subdivided from the homestead lot. This portion of the land is to be maintained as part of the heritage curtilage with retention of the existing nursery.

Policy	Compliance of Proposal Complies Capable of Complying Not Complying	Discussion
Tropman & Tropman Architects, <i>Harrington Park Homestead Estate Conservation Management Plan</i> , 2006		
7.2.3 Homestead Complex		
7.2.3.1 Development in the paddocks immediately surrounding the homestead should be strictly limited and controlled to maintain and continue to enhance the existing functions, landscape character and use.	Complies	The views, topography and bushland are retained in a coherent pattern to maintain and respect the Harrington Park Homestead's setting and context.
7.3 Subject Landscape		
7.3.4 The relationship between the homestead, north knoll, saddle and paddocks, and the east, south and west paddocks should be maintained.	Complies	These relationships are maintained in this proposal by the heritage curtilage and public reserves.
7.3.5 The hills behind the homestead should not be obscured from the homestead. They should remain the dominant skyline landform element framing and providing a backdrop to the homestead.	Complies	The views to the hills are maintained in this proposal by the heritage curtilage.
7.3.7 There is limited opportunity for development along the north escarpment and ridge. Built development should be restricted so that the ridgeline is not broken and views and vistas as shown in CMP fig.126 are retained to maintain the broad landscape setting.	Complies	The ridgeline and the significant views and vistas are maintained in this proposal by the heritage curtilage.
7.3.21 Appropriate controls should be developed to maintain the landscape character and to guide future development in areas of adjacent properties identified as falling within the broad heritage curtilage and current boundaries of Harrington Park.	Capable of complying	Controlled by Council DCP and the requirements of the Conservation Management Plan and the heritage curtilage as the existing house is under the same zone.

4.0 HOMESTEAD LOT NORTH BOUNDARY OPTIONS

It is proposed to subdivide a portion of land from the northern extent of the existing Harrington Park Homestead lot. The purpose of the subdivision is to ensure that the existing uses (nursery and open space) are maintained in the future. No changes to the heritage curtilage or use of the land are proposed.

Various alignments for the northern boundary of the proposed subdivision of the homestead lot were investigated on site and through documentary evidence. Three final options were presented, with Option 3 being the preferred option.

Each of the three options is discussed in the following pages.

4.1 Option 1



Figure 16:
Option 1.

N↑

4.1.1 Positive effects

- 4.1.1.1 Generally follows early fence lines or roadways.
- 4.1.1.2 Encapsulates the areas marked as being of archaeological potential (refer fig.10).
- 4.1.1.3 Encapsulates the recreational grounds associated with the homestead (refer fig.6).
- 4.1.1.4 Significant views and vistas are maintained.

4.1.2 Negative effects

- 4.1.2.1 Includes the recent (1990s) established nursery as part of the homestead lot.
- 4.1.2.2 The nursery established in the 1990s will likely be removed in this proposal. The nursery supplies plants throughout the Harrington Park estate residential development.

4.2 Option 2



Figure 17:
Option 2.

N↑

4.2.1 Positive Effects

- 4.2.1.1 Follows early fence lines.
- 4.2.1.2 The 1990s nursery is located outside of the homestead lot.
- 4.2.1.3 Significant views and vistas are maintained.

4.2.2 Negative Effects

- 4.2.2.1 Does not encapsulate areas of archaeological potential (refer fig.10).
- 4.2.2.2 Does not encapsulate the recreational grounds related to the homestead (refer fig.6).
- 4.2.2.3 Boundary is located too close to the homestead and does not provide an appropriate setting for the homestead.

4.3 Option 3 – PREFERRED OPTION



Figure 18:
Option 3
PREFERRED
OPTION.

N↑

4.3.1 Positive Effects

- 4.3.1.1 Northern boundary generally follows past fence lines.
- 4.3.1.2 The proposed boundary encapsulates the areas marked as being of archaeological potential (refer fig.10).
- 4.3.1.3 The proposed boundary encapsulates the recreational zones of the homestead (refer fig.6).
- 4.3.1.4 The 1990s nursery is located outside of the homestead lot.
- 4.3.1.5 Significant views and vistas are maintained.

4.3.2 Negative Effects

- 4.3.2.1 The northern most edge of the boundary (adjacent the nursery) does not follow early fence lines however, it is running along the edge of the nursery established some twenty odd years ago on the site.

5.0 IMPACT OF PREFERRED OPTION 3 ON HERITAGE VALUES

5.1 Significant Views and Vistas

5.1.1 Impact of proposed works

None – Low

5.1.2 Discussion

- 5.1.2.1 Significant views and vistas are maintained in this proposal. No changes to the use of the land subdivided from the Harrington Park Homestead lot are proposed – the land is to form part of the public reserve thereby maintaining the significant views and vistas from the homestead and northern ridgeline to the south, east and west.

5.1.3 Recommendations

- 5.1.3.1 The existing established nursery should remain.
- 5.1.3.2 The policies laid out in the CMP should be followed.

5.2 Heritage Curtilage

5.2.1 Impact of proposed works

None – Low

5.2.2 Discussion

- 5.2.2.1 The existing established immediate and broad heritage curtilages will not be affected in this proposal. The land proposed to be subdivided from the homestead lot will form part of the homestead curtilage. This land also forms part of the broader State Heritage Register curtilage (refer Fig.5).
- 5.2.2.2 The existing curtilage allows significant views and vistas to be maintained and provides an appropriate setting for the homestead and farm complex buildings and will aid in the interpretation of the estate once being a much larger holding. No changes to the heritage curtilage are proposed.

5.2.3 Recommendations

- 5.2.3.1 The policies laid out in the CMP should be followed.

5.3 Subdivision and Zoning Boundaries

5.3.1 Impact of proposed works

Low

5.3.2 Discussion

5.3.2.1 The purpose of subdividing the small portion of land from the northern edge of the Harrington Park Homestead lot is twofold. Firstly, this allows a more traditional “squaring up” of the property by following traditional or later established fence lines within the former estate property. The second purpose is to allow the existing low intensity use of the nursery to continue into the future, associated with the development and in accordance with the heritage curtilage.

5.3.2.2 The preferred option, Option 3, is compliant with the Conservation Management Plan policies and it will allow the retention of an appropriate setting for the homestead (refer Fig. 14) and aid in its interpretation as a former gentleman's estate.

5.3.3 Recommendations

5.3.3.1 The area subdivided from the Harrington Park Homestead Lot should be zoned as Large Lot Residential R5 to match the zoning of the homestead.

5.3.3.2 The policies laid out in the CMP should be followed.

5.4 Summary of Impacts

The following table answers applicable questions from the NSW Heritage Office “Statements of Heritage Impact” guidelines.

Proposed Change to Heritage Item	Questions	Discussion
Subdivision	How is the proposed curtilage allowed around the heritage item appropriate?	No changes are proposed to the existing immediate and broad heritage curtilages previously established (refer State Heritage Register and CMP) for the estate property. The established curtilage is appropriate as it maintains the pastoral setting of Harrington Park. The northern ridgeline provides a backdrop to the homestead and farm building complex and helps to frame the homestead in a rural setting. The curtilage area is further enhanced by the areas of public reserve to the north and west.
	Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised?	No. The portion of land subdivided from the Harrington Park homestead lot is to be used and maintained as it currently operates. No intensive development of this portion of the land will be permitted and will be controlled by Council's DCP for the area.

Proposed Change to Heritage Item	Questions	Discussion
	Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised?	No. The portion of land proposed to be subdivided from the northern portion of the Harrington Park Homestead lot is proposed to retain its existing uses and form part of the existing homestead zone. Important views and vistas are maintained in the proposal.

6.0 GENERAL RECOMMENDATIONS

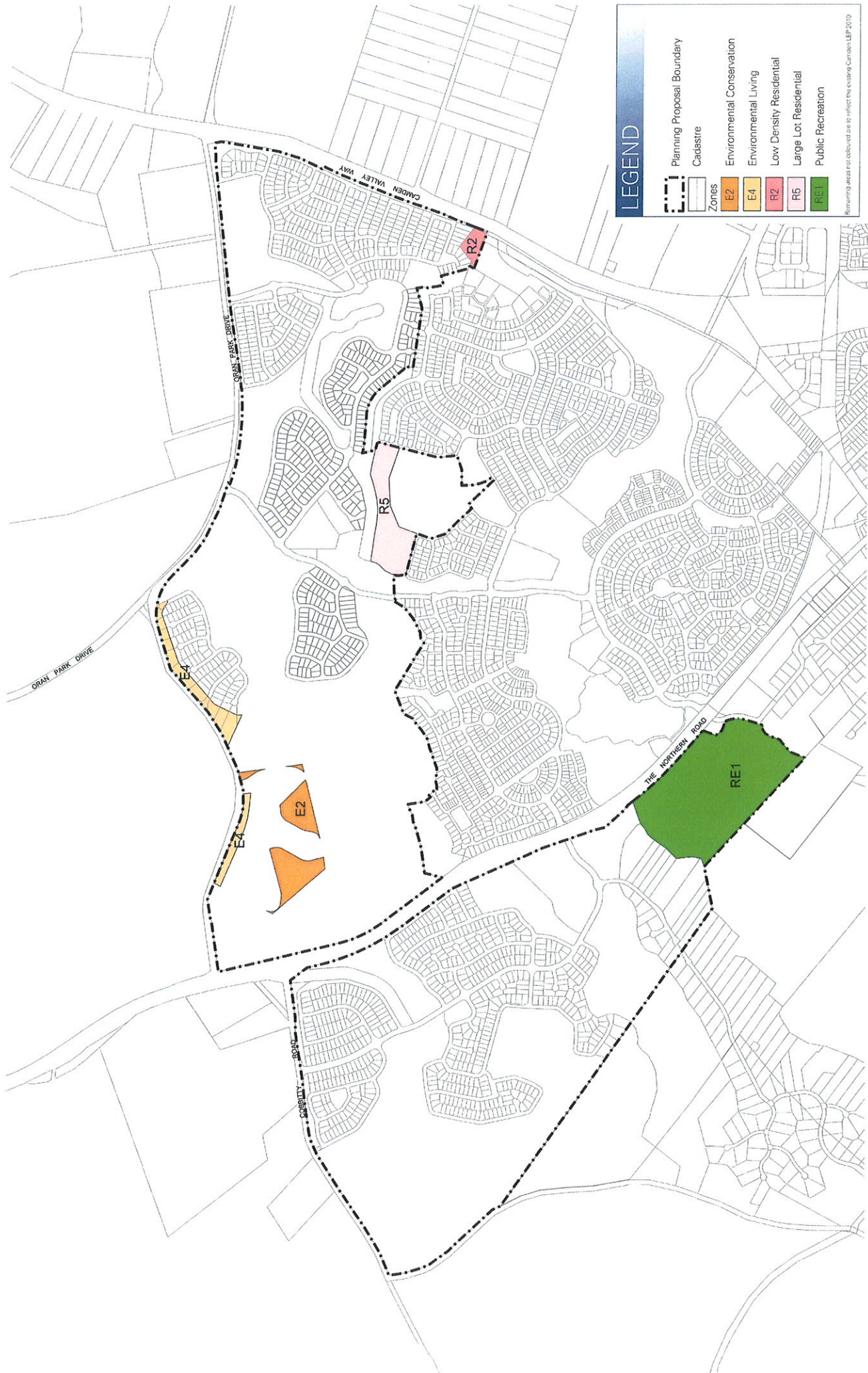
- 6.1 The existing nursery established on the site in the 1990s should remain and continue to supply plants to the Harrington Park Estate residential development and to the Orierton Park Estate residential development in the future.
- 6.2 The portion of land subdivided from the Harrington Park Homestead lot should be zoned to match that of the homestead zoning.
- 6.3 Generally, the Conservation Management Plan policies should be fully implemented.

7.0 CONCLUSION

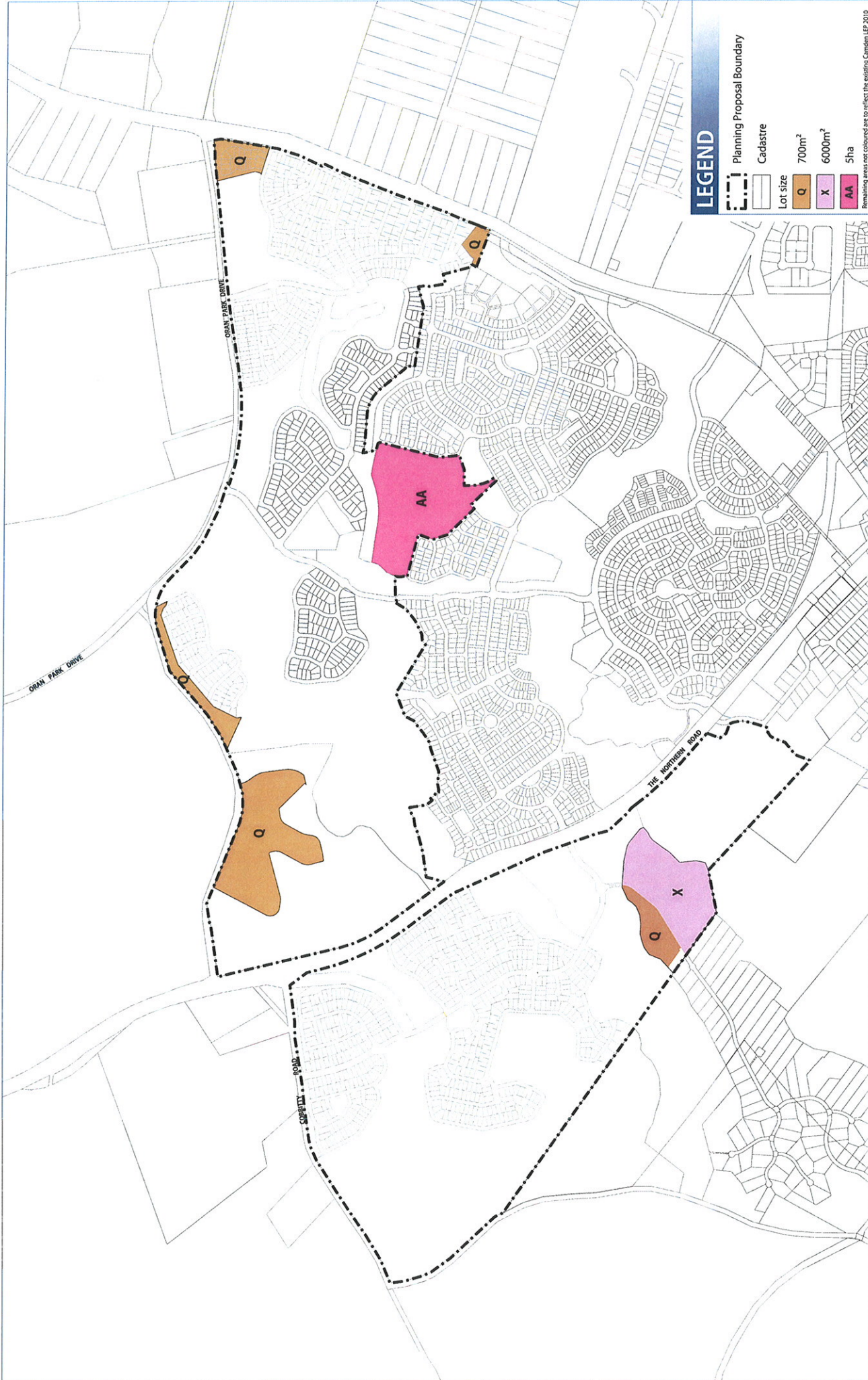
The proposed subdivision of the Harrington Park Homestead lot is respectful of the significance of the Harrington Park Homestead and grounds. The preferred option, Option 3, encapsulates the areas of archaeological sensitivity associated with the homestead lot, the recreational grounds associated with the homestead, and follows past established fence lines. The proposed subdivision will not affect the heritage curtilage to the homestead, significant views and vistas or the existing and proposed uses of the parcel of land subdivided from the homestead lot as open space/public recreation.

The proposal complies with the relevant policies of the Conservation Management Plan.

We support the proposal, provided the recommendations detailed in this report are undertaken.



PROPOSED MODIFICATIONS TO LAND ZONING MAP HARRINGTON GROVE PLANNING PROPOSAL



PROPOSED MODIFICATIONS TO LOT SIZE MAP

HARRINGTON GROVE PLANNING PROPOSAL

Plan No: H408990 - Date: 9/11/2011 - Scale: 1:10000/A2
 Note: All areas and dimensions subject to detail survey.

