



Ms Lindy Deitz
General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Our ref: PP_2015_CAMPB_001 (16/13681)

Dear Ms Deitz

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**Finalisation of planning proposal for 166-176 St Andrews Road, Varroville.
PP_2015_CAMPB_001_00**

I refer to the former Sydney West Joint Regional Planning Panel's recommendation to finalise *Campbelltown Local Environmental Plan 2015 (Amendment No 1)* (LEP).

Thank you for the meeting on the 1 February 2017, where the Mayor strongly represented the Council's opposition to the proposal and the importance of protecting the Scenic Hills of Campbelltown. I have carefully considered Council's views on the proposal as well as those of residents both for and against the proposal. In that context I note that senior staff of the Department met with neighbouring owners to hear their concerns directly.

Having reviewed the proposal (including its supporting documents and the independent review of the State's Chief Planner) and, as delegate of the Greater Sydney Commission, I have made the LEP under section 59(2) of the *Environmental Planning and Assessment Act 1979*. The Plan will take effect when published on the NSW Legislation website.

The package of amendments to the Campbelltown LEP include extensive measures to protect the landscape and scenic quality of the hills. These measures include a mapped 'no build area' which will further strengthen protection of sight lines between Varro Ville Homestead and Campbelltown and a requirement that any future development is to cause minimal effect on the existing landform and landscape.

In addition, provisions have been included to provide protection for the broader Varro Ville Homestead including the outbuildings located on the subject site. This curtilage will be recognised in the LEP as a local heritage item for the first time and as a result any development application for that part of the site will be subject to the local heritage controls in Council's LEP. The local provision also requires that any future development is carried out in accordance with the Conservation Management Plan which clearly identifies the significance of the site and includes a range of policy statements for the protection of the curtilage, setting and views.

The Department is supportive of the Council's broader vision to continue to protect the Scenic Hills "greenbelt". The Department will work with the Council and the Greater Sydney Commission to protect the landscape qualities of the Scenic Hills.

I believe that the decision to make the LEP with the specific protections included in it is consistent with that broader vision and will provide positive planning outcomes for the site, as well as the former Varroville outbuildings and landscape surrounding Varro Ville Homestead.

If you have any questions in relation to this matter, I have arranged for Mrs Catherine Van Laeren to assist you. Mrs Van Laeren can be contacted on 9860 1520.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

16/02/2017

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