



Premise

Planning Proposal

GLENLEE ESTATE

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EXECUTIVE SUMMARY

This Planning Proposal Request (the Proposal) is submitted to Campbelltown City Council (the Council) in support of an amendment to *Campbelltown Local Environmental Plan 2015* (CLEP2015) on behalf of David & Patricia Wilson. The land to which the Proposal pertains is 60 Menangle Road, Menangle (the Site), which is known as *Glenlee House*. The Site is within the Menangle Park Urban Release Area (MPURA), with approved residential urban development currently under construction in the Release Area. *Glenlee House* is a State Heritage listed item.

An initial Planning Proposal Request was lodged with the Council in 2016 (Council ref: 2527/2016/E-LEPA). Following lodging, there was a series of meetings and discussions with Council regarding the proposed scale of development and its impact on the heritage significance of *Glenlee House*. This culminated in a presentation to the Council of a revised development scheme on 29 October 2019.

The purpose of the now amended proposal is to permit limited residential development of the Site, consistent with the development scheme presented to the Council on 29 October 2019. The proposed amendments to the land use controls under the *Campbelltown Local Environmental Plan 2015* (CLEP2015) to facilitate this limited residential development include:

- Rezoning of the land from *RU2 Rural Landscape* to part *E2 Environmental Conservation*, part *E3 Environmental Management*, part *E4 Environmental Living* and part *RE1 Public Recreation*.
- Amending the minimum lot size map to allow for lot sizes from 600sqm to 2000sqm on the proposed E4 zoned land, and minimum lot sizes of 2ha for the proposed E3 zoned land and 5ha for the proposed E2 zoned land.
- Amending the Height of Building control from 8.5metres to 5.0 metres.

The Proposal is supported by an accompanying Conservation Management Plan (CMP) for *Glenlee House*, and Heritage Impact Statement (HIS) for a proposed concept development in line with this Proposal. The CMP identifies areas of the Site which are less 'heritage sensitive' and potentially capable of sustaining limited development. The HIS finds that the development concept would not significantly impact the heritage significance of *Glenlee*. It is envisaged that the amendments sought by the Proposal would be supported by Development Control Plan provisions specific to the Site, as an amendment to the Campbelltown (Sustainable City) Development Control Plan 2015.

The limited development of the Site will enable the generation of funds to restore / upgrade buildings and maintain them as per the recommendations of the Conservation Management Plan. The dedication of the proposed RE1 zoned land (the eastern ridge) will not only protect the visual curtilage in perpetuity but afford the community the opportunity for access to a very strategic open space location. The entering into of a Planning Agreement to dedicate the proposed RE1 zoned land and incorporating a heritage conservation agreement is the intended mechanism to implement the above.

The Proposal has been prepared in accordance with Section 3.33 and 9.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the NSW Department of Planning, Infrastructure and Environment's *A guide to preparing planning proposals*.

The Proposal is considered appropriate for the following reasons:

- It will facilitate the long term, sustainable conservation of the significant elements of the *Glenlee House* Estate through limited residential development.
- Given the Site's proximity to Menangle Park and Campbelltown CBD it is ideally located to support the principle of transit-oriented development. It provides valuable opportunity to contribute to providing residential housing within a '30-minute city'.
- It will support the provision of additional housings within an identified urban release area.

- It is consistent with State, Regional and Local Strategic planning frameworks. Specifically, the Proposal is consistent with the directives of A Plan for Growing Sydney, the priorities and targets of the Western City District Plan, the outcomes of *Greater Macarthur Area 2040: An Interim Plan for Greater Macarthur Growth Area*, and Campbelltown Strategic Planning documents.
- It is consistent with the relevant Ministerial Directions including residential zones and the integration of land use and heritage items.
- It is consistent with the aims of the CLEP2015 as it seeks to facilitate the sustainable development and use of land for housing which meets the needs of the local and regional population.
- It supports a positive visual outcome through high quality urban design interfaces, such as landscaping and open space.
- No adverse social impacts will arise from the Proposal.
- It will integrate into the future road networks surrounding the Site, including the Spring Farm Parkway, access to the M31 and connector roads with Menangle Park.
- It is capable of integrating with the existing and proposed services infrastructure surrounding the Site. Proposed augmentation of these services would be considered at development stage.
- A Preliminary Site Investigation (PSI) of the Site found it is suitable for the proposed land uses.

The Proposal is structured as follows:

- Section 1 – Site Analysis
- Section 2 – Planning Context
- Section 3 - Objectives and Intended Outcomes
- Section 4 – Explanation of Provisions
- Section 5 – Justification
- Section 6 – Community Consultation
- Section 7 - Conclusion

This report should be read in conjunction with the following specialist consultant reports:

Discipline	Consultant Report Details
Heritage	<i>Glenlee Estate, Lots 1, 2 & 3 DP 713646, Glenlee Road, Menangle Park Conservation Management Plan</i> , by Tropman and Tropman Architects, August 2020
	<i>Glenlee Estate Aboriginal Heritage Assessment</i> , by AMBS Ecology & Heritage, July 2020
	<i>Historical Archaeological Assessment Glenlee, Menangle Park</i> , by Casey & Lowe Pty Ltd, August 2017
	<i>1817 – Glenlee Estate, Menangle Park Heritage Impact Statement Proposed Subdivision and Development Options</i> , by Architectural Projects, March 2021
Geotechnical	<i>Preliminary Site Investigation for Contamination, Planning Proposal Request for Glenlee House, Menangle Park, NSW</i> , by Douglas Partners, September 2020

Table 1 Planning Proposal Inputs

1. THE SITE & ITS CONTEXT

1.1 SITE DESCRIPTION

The Proposal is in respect to land known as Glenlee Estate, 60 Menangle Road, Menangle Park (the Site).

The Site comprises Lot 1, Lot 2 and Lot 3 of Deposited Plan 713646. The allotments cover an area of approximately 17.86ha, with the Site being irregular in shape. Refer to **Figures 1, 2 and 3** which show the Site's context and provide a visual overview.

The Site is within the Menangle Park Urban Release Area ('MPURA'), which is bounded by the Nepean River to the South and West, Hume Highway (M31) to the East and Australian Botanic Gardens to the North. The Main Southern railway line abuts the Site on the Western Boundary. The existing land use is predominantly rural residential in nature. To the North of the Site is the TransGrid Substation, Australian Botanic Gardens and Glenlee Employment Lands (part) which falls within the Campbelltown LGA. The Glenlee precinct was previously utilised as a coal washery and is subject to a Proposal which seeks to redevelop the land for additional employment generating purposes. Menangle Park is located to South of the Site with the Hume Highway (M31) to the East.

The Site is a listed State Heritage Item, known as *Glenlee House, outbuildings, garden and gate lodge*. The Site is accessed from Glenlee road which intersects with Menangle Road and provides access to Menangle Park town centre to the South and Macarthur Square to the North. The Site is part of a former dairy farm with strong pastoral history, with the homestead being designed by Henry Kitchen, the first non-convict architect, for William and Mary Howe. The broader homestead curtilage has previously been utilised as an orchard for the cultivation of olives which are no longer produced on the Site, with the trees removed. The Site consists of the following:

- Restored family residence;
- Outbuildings which include a former milking yard;
- Former Servants Quarters;
- Gate House; and
- Tennis Court.

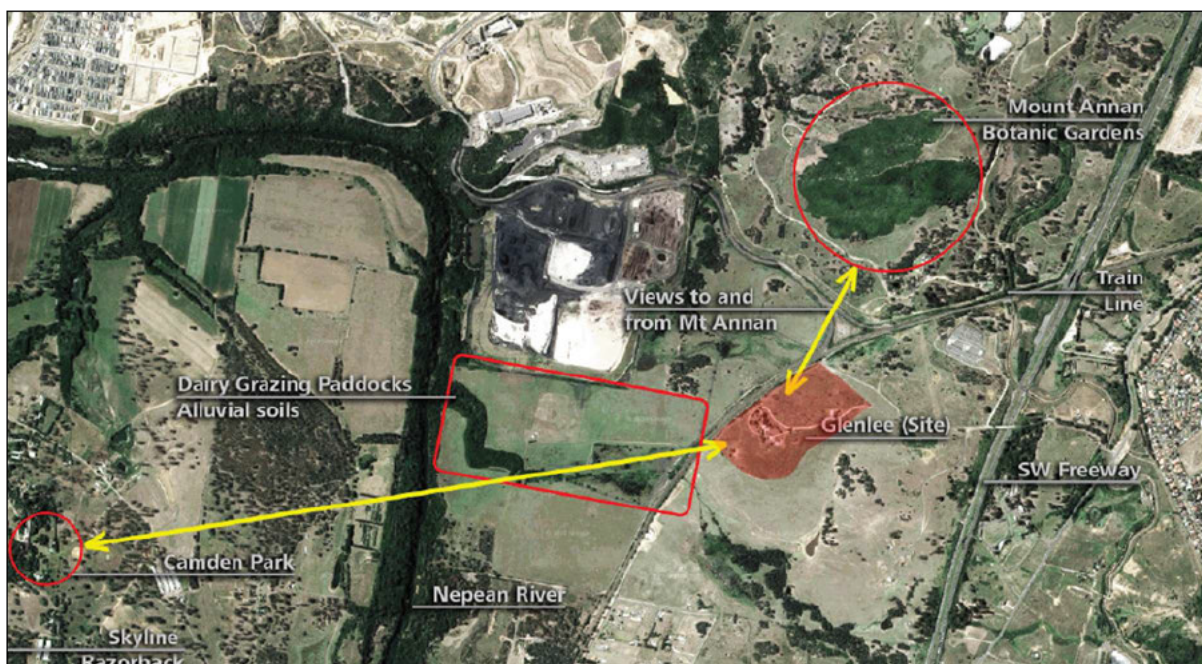


Figure 1: Site Context



Figure 2: *Glenlee Homestead and Outbuildings*



Figure 3: The Site (Source: Sixmaps,2020)

1.2 REGIONAL CONTEXT

The Site is located approximately 1.8km from Menangle Park Raceway, approximately 5km from Menangle Park Village and 5km from Campbelltown CBD.

The character of the area can be described as largely 'rural residential', defined by large lot rural-residential development and low intensity agricultural land uses. However, with the rezoning and release of the MPURA, the character of the area will alter to one of an urbanised area, with redevelopment occurring on the Western, Southern and Eastern boundaries.

Menangle Park was recently rezoned in 2017 and is currently the subject of a Planning Proposal to increase the urban density of the area, relocate the town centre and introduce a neighbourhood centre to adjoin the new planned primary school under PP_2020_CAMPB_003_00.

Within the Greater Sydney Regional Plan – *A Metropolis of three cities* (The Plan), Menangle Park (which includes the Site) is identified as part of the Greater Macarthur Growth Area (GMGA), alongside Mount Gilead and Wilton. The NSW Government has earmarked GMGA as an area to accommodate part of the growing population of Sydney. This is reaffirmed by the Western City District Plan (District Plan) which identifies the needs for additional housing supply.

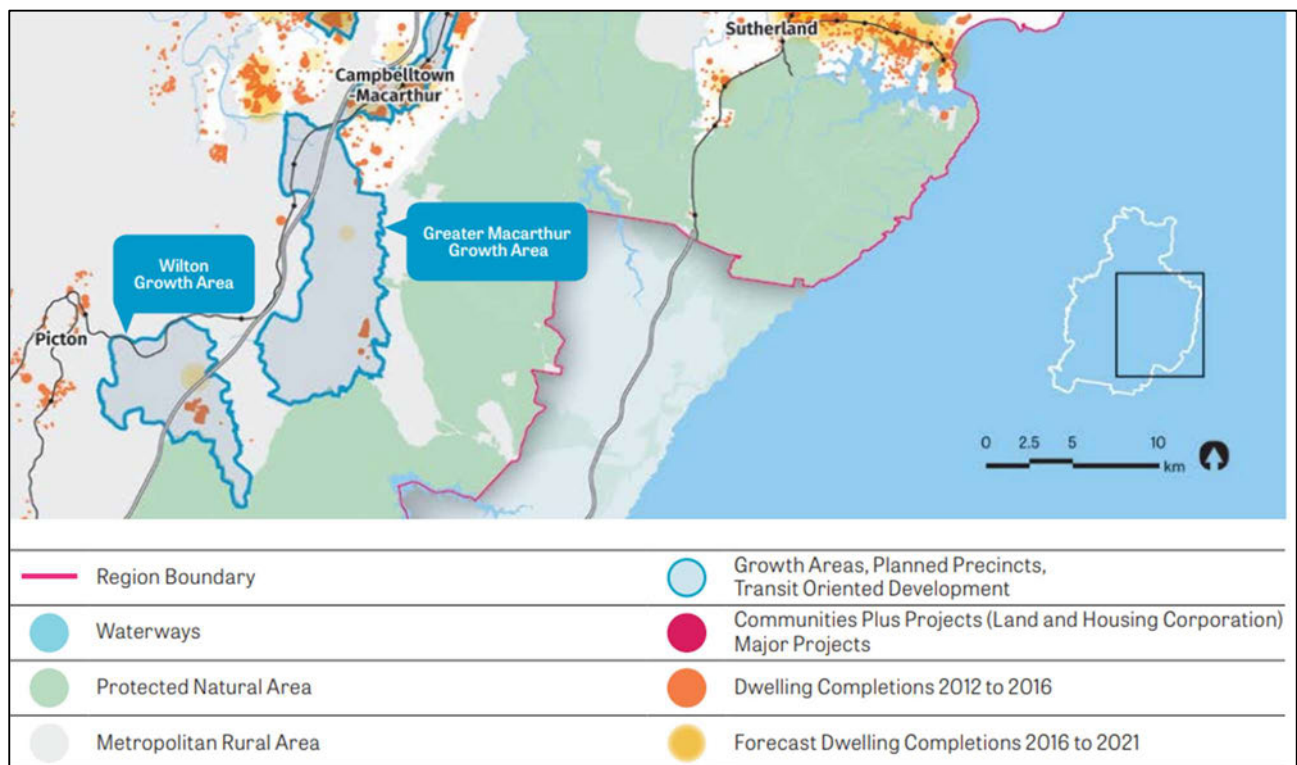


Figure 4: The Plan identifying GMGA

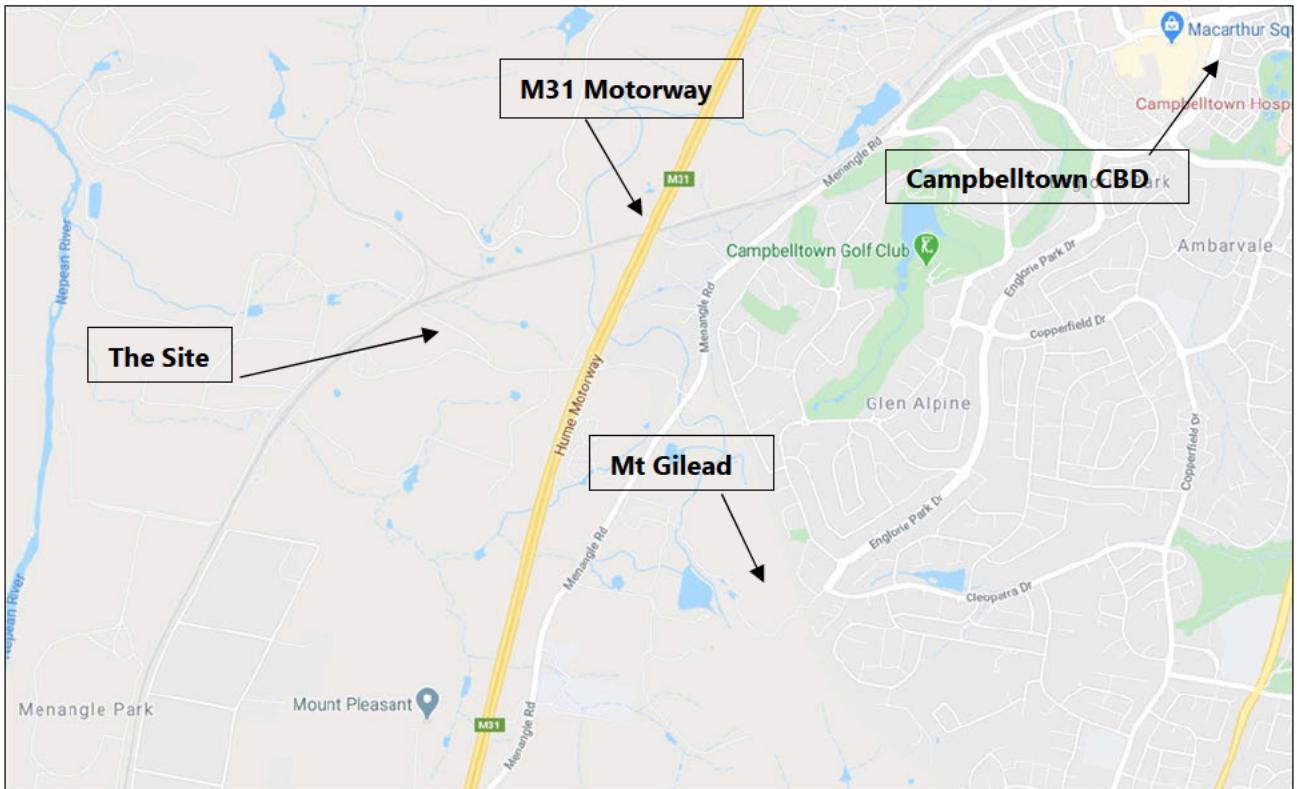


Figure 5: Site Context Map (Source : Google Maps, 2020)

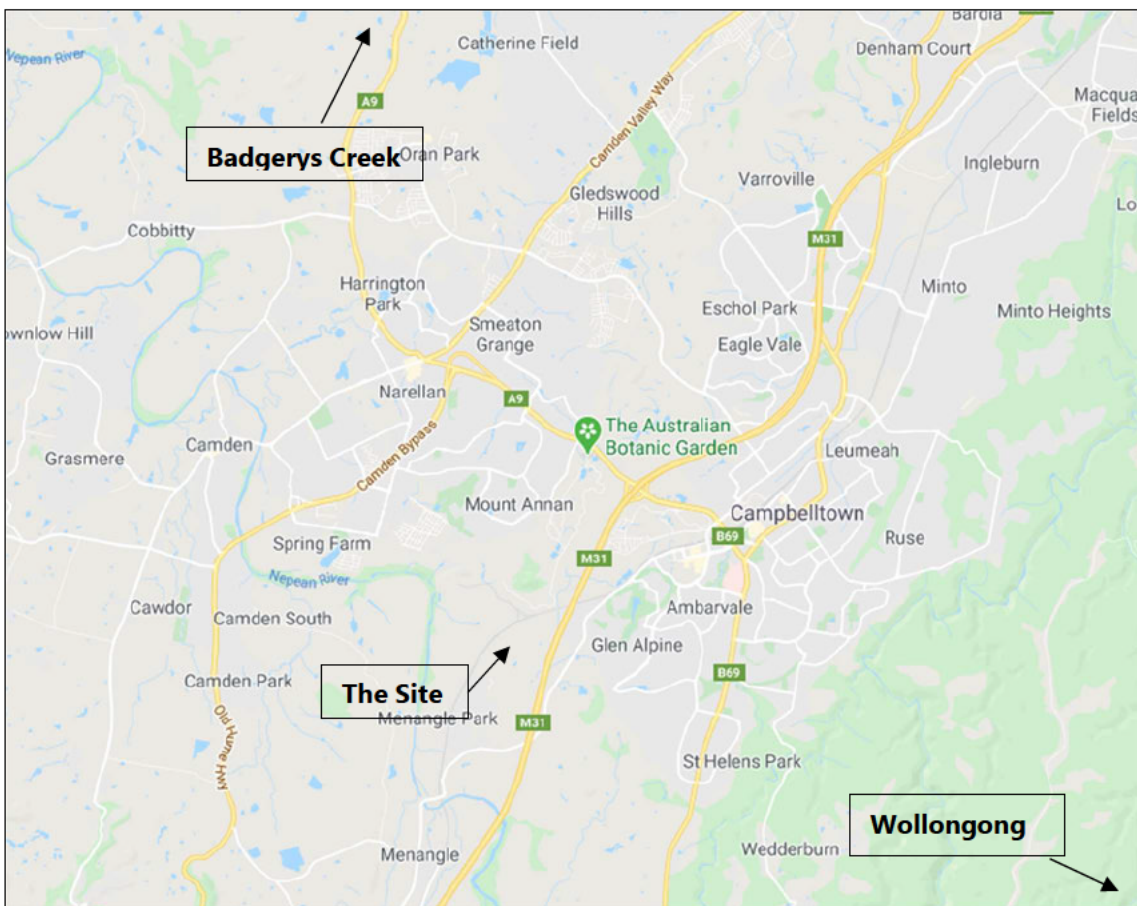


Figure 6: Regional Context Map (Source: Google Maps, 2020)

2. LOCAL PLANNING CONTEXT

2.1 CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN 2015

The Site is subject to the provision of CLEP2015 being the primary Environmental Planning Instrument.

Zoning and Permissibility

The Site is zoned RU2 Rural Landscape under the CLEP2015. The objectives of the zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To preserve and enhance bushland, wildlife corridors, natural habitat, and water resources, including waterways, ground water and riparian land.*
- *To protect and enhance areas of scenic value, and the visual amenity of prominent ridgelines, by minimising development and providing visual contrast to nearby urban development*

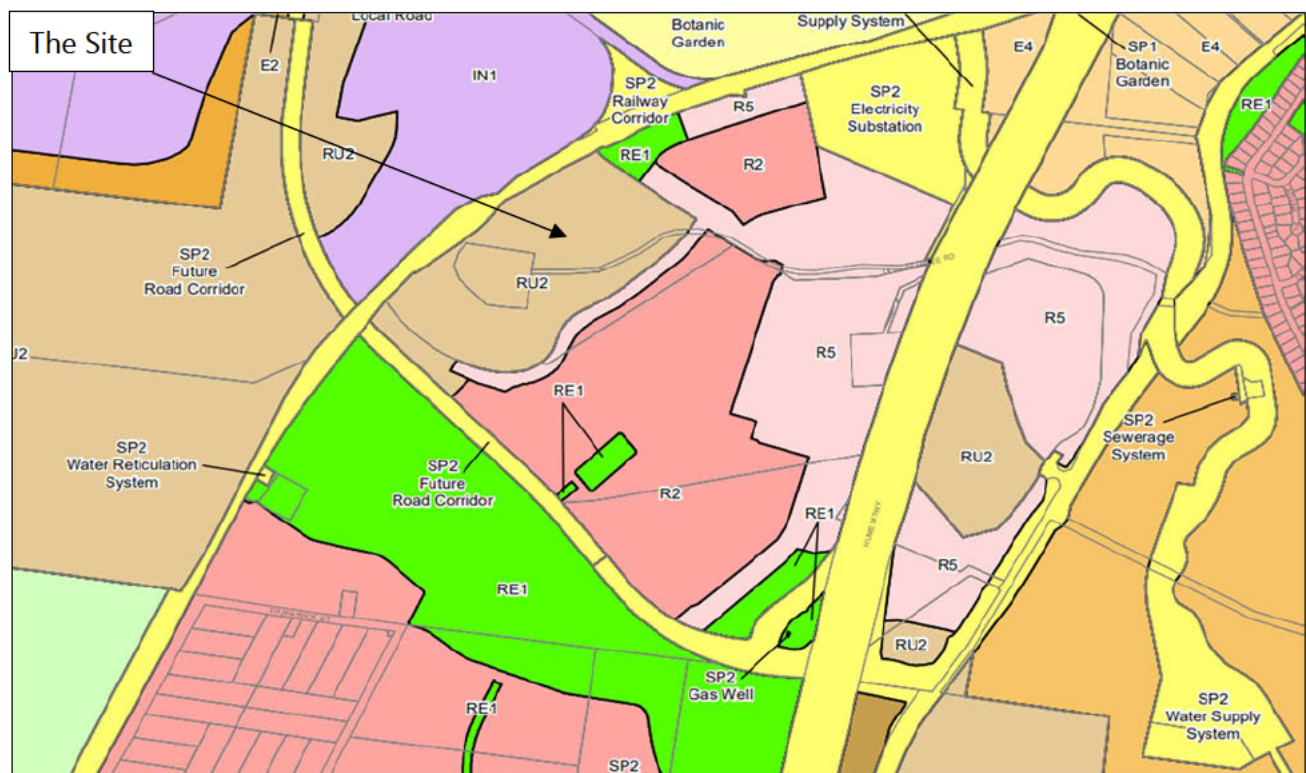


Figure 7: Extract of CLEP2015 Zoning Map - LAZN_003

The principal development standards contained in CLEP 2015 are summarised as follows:

Clause 4.1 Minimum Lot Size

The Site is subject to a minimum lot size of 40ha.

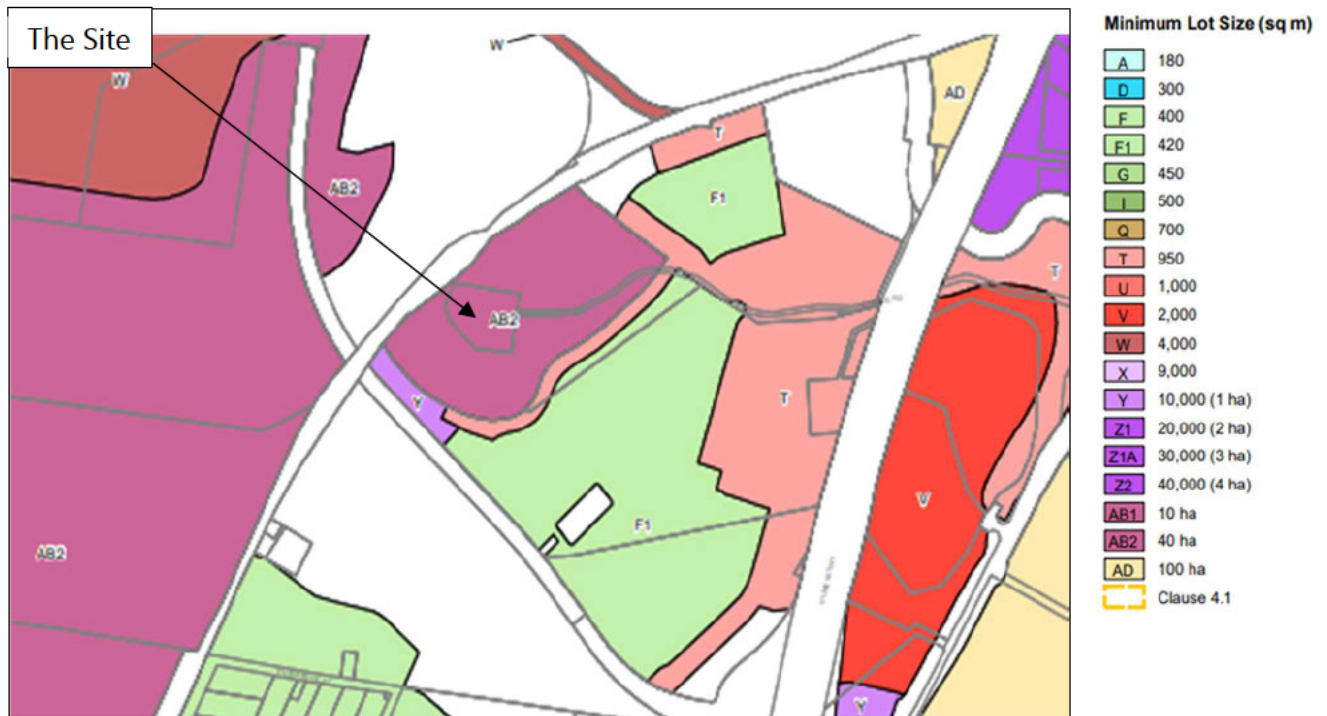


Figure 8: Minimum Lot Size Map - LSZ_003

Clause 4.3 Height of buildings

The Site is prescribed a maximum building height of 8.5metres.



Figure 9: Height of Buildings Map - HOB_003

Clause 4.5 Floor Space Ratio

The Site does not have a prescribed Floor Space Ratio (FSR). The Proposal does not seek to amend the FSR development standard, applicable to the Site.

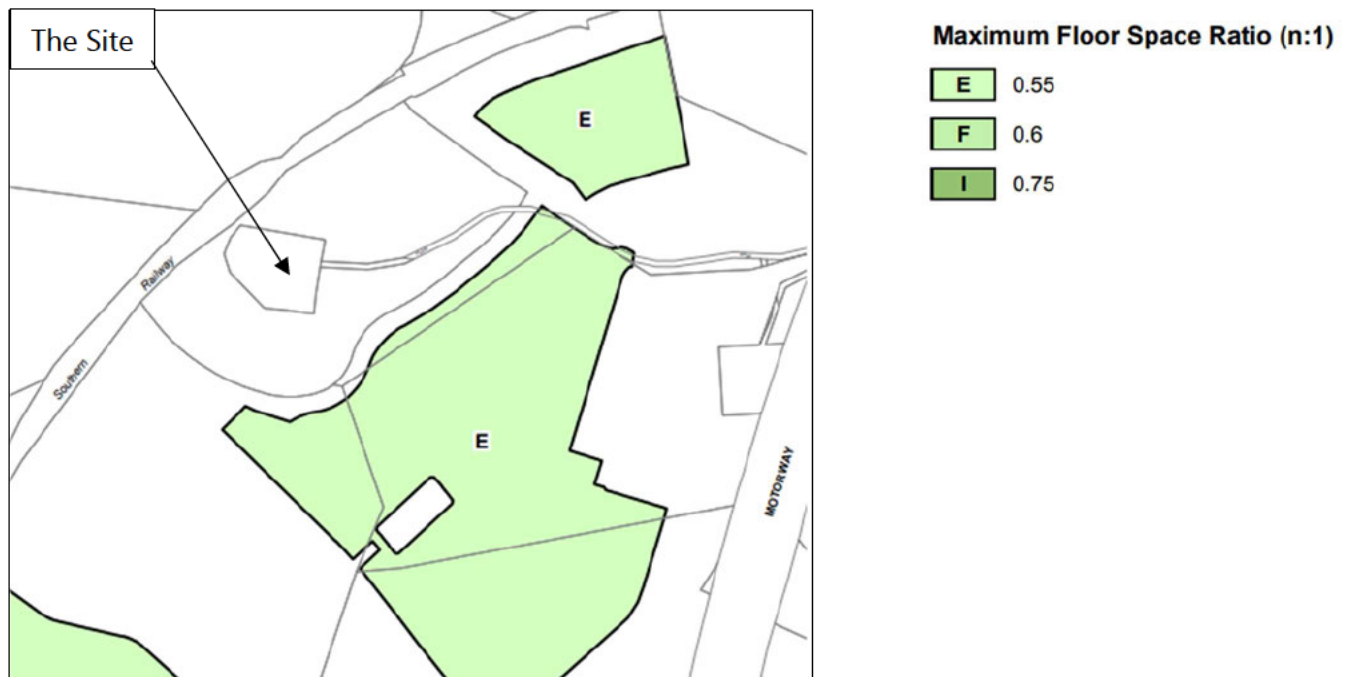


Figure 10: Floor Space Ratio Map - FSR_003

Other relevant and significant planning provisions in CLEP 2015 include:

Clause 5.10 Heritage Conservation

The Site is identified as containing a State Heritage Item known as *Glenlee House, and outbuildings, garden and gate lodge*. A Conservation Management Plan (CMP) has been prepared by **Tropman and Tropman** for the Site and accompanies this report at **Appendix 1**. This is discussed further at Section 4.3.2 of this report.

Glenlee is considered to be of historical significance at a state level due to the following considerations:

- The area is a former living and hunting ground of the Tharawal people.
- It was an early 19th century pastoral holding.
- It was once considered the best and earliest dairy farms in the NSW Colony.
- The Homestead was constructed in the early nineteenth century (1824).
- The homestead has generally always been utilised as a gentleman's country estate with a working farm.
- It had a connection with several early landowners such as Michael Hayes and William Howe.
- William Howe promoted pastoral interests within the area, along with being instrumental in establishing the Bank of NSW in Camden.
- The principal building design is attributed to Colonial architect, Henry Kitchen.

Glenlee was acquired by the State Planning Authority in 1968 with its restoration of the day being commissioned by the National Trust of Australia. In 1978 the house was listed on the Register of the National Estate which focussed on restoration of the house, in particular waterproofing works. In 1982 the house and part of the estate (which is bounded by the southern railway line) was brought under a Permanent Conservation Order under the NSW Heritage Act 1977.

The heritage status is summarised in **Figure 11** below.

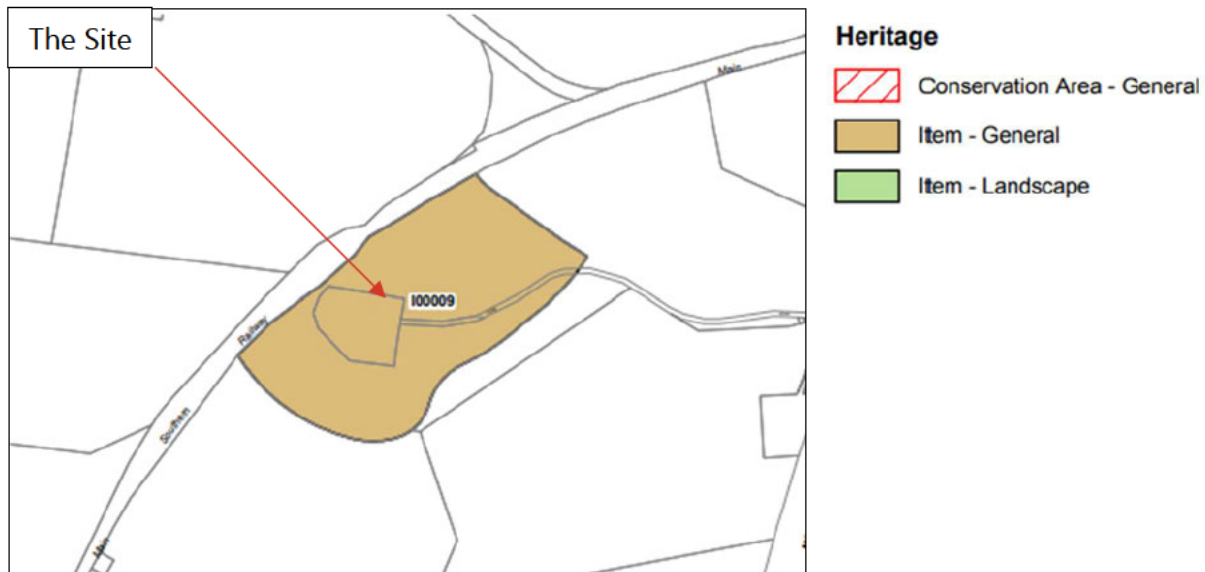


Figure 11: Heritage Map - HER_003

Bushfire Prone Land

A review of the Campbelltown City Council LGA Bush Fire Prone Land Map has identified the Site as containing Bush Fire Prone Land with a Vegetation Category 3 and Vegetation Buffer (refer to **Figure 12**). *Planning for Bush Fire Protection 2019* (PBP) was developed by the NSW Rural Fire Service (NSW RFS) to provide development standards for building in bush fire prone areas.

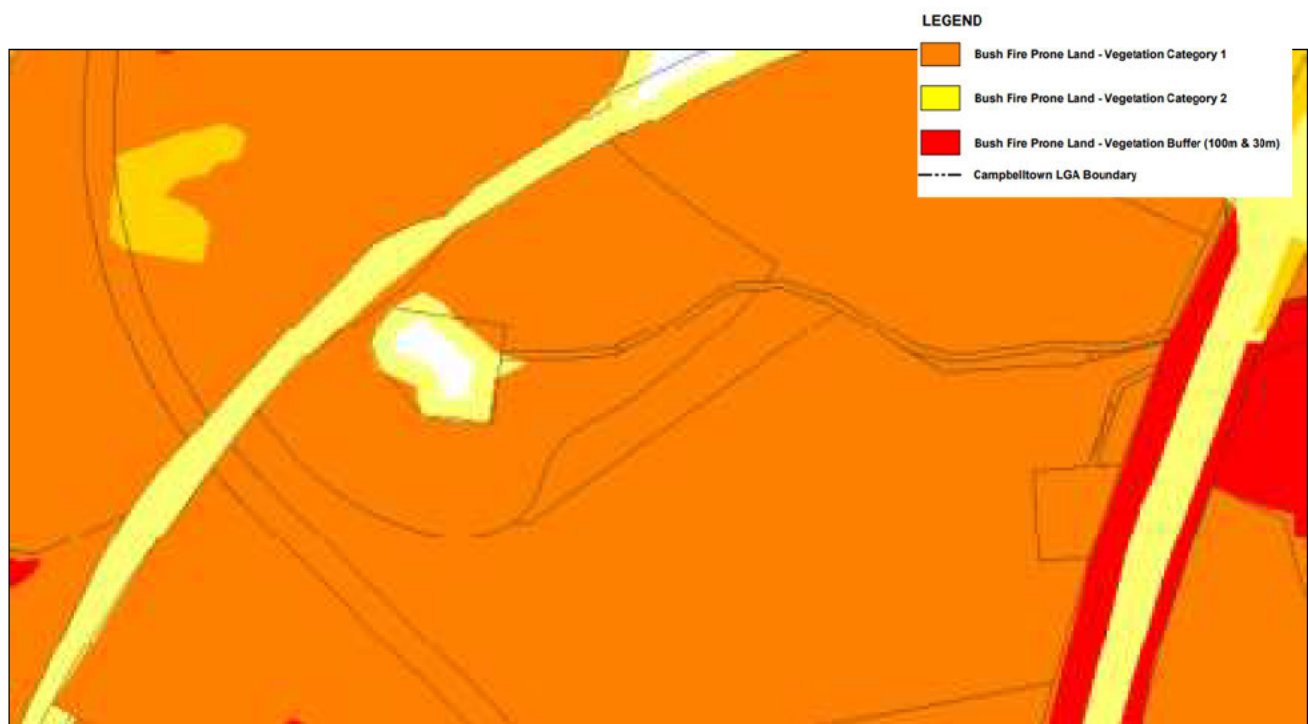


Figure 12: Campbelltown City Council Bushfire Prone Land Map (Produced by NSW RFS 30 December 2020)

Development on land identified as being bushfire prone land is required to satisfy the requirements of the PBP. This is discussed in further detail at Section 5.3.2 of this report.

Mine Subsidence

A portion of the Site falls within the South Campbelltown Mine Subsidence District. As identified by *Greater Macarthur Area 2040: An Interim Plan for Greater Macarthur Growth Area*.

Coal extraction in these precincts is unlikely to continue now that the Growth Area is declared. (p63)

Whilst it is noted mining in the precinct is unlikely to continue, concurrence is required by the Subsidence Advisory pertaining to any development located on the Site. In any case, the relevant mine subsidence considerations underpinned the zoning of the adjoining Menangle Park area for urban purposes in 2017. In this regard in 2006 the then Department of Planning advised that mining of coal resources beneath Menangle Park should be restricted to enable urban development to occur at the scale and form necessary to make that development viable. This was because of Menangle Park's contribution to land supply in the Sydney Metropolitan Region.

This Planning Proposal would be generally consistent with this approach.

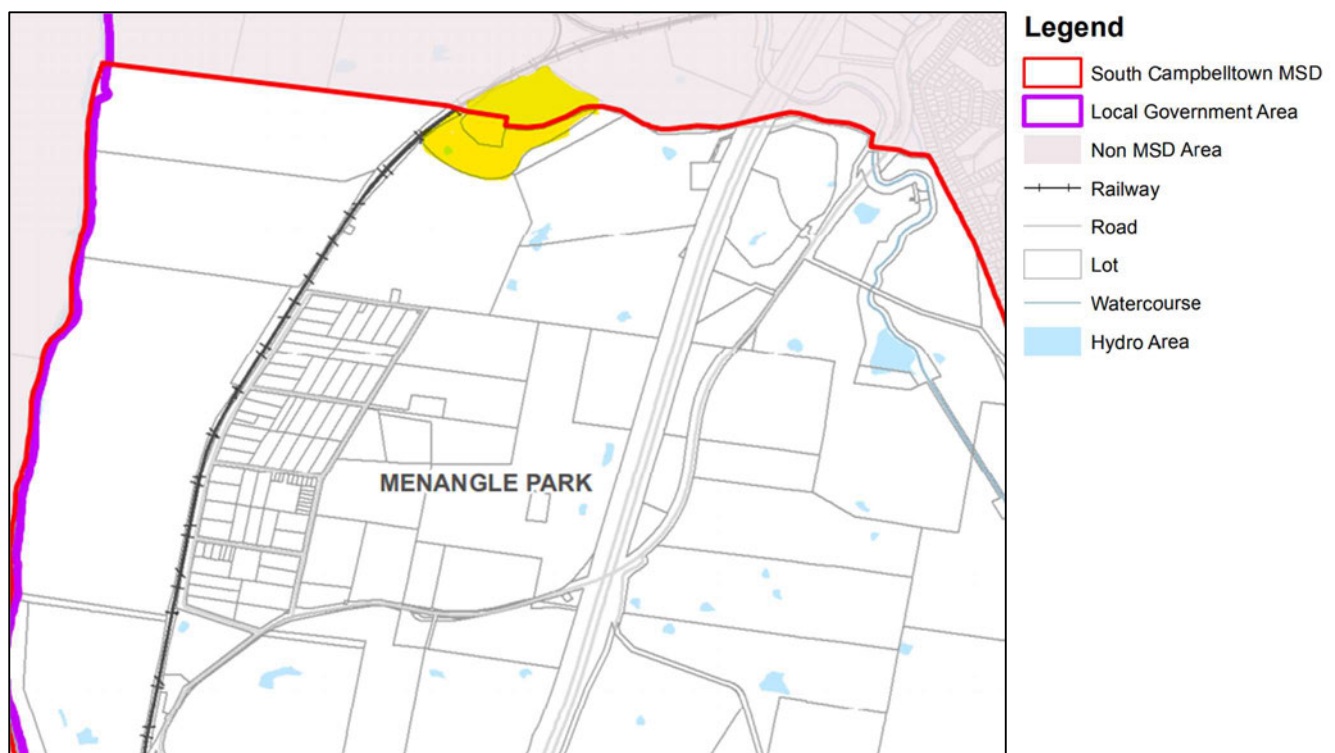


Figure 13: South Campbelltown Mine Subsidence District Map

2.2 DRAFT CLEP REVIEW – AMENDMENT NO. 24

This draft environmental planning instrument (Ref: No. PP-2020-3134) is in its finalisation stage. In summary, the amendments proposed by it are to resolve minor errors, anomalies and improve readability of the document, simplify the planning rules applying to Campbelltown Local Government Area (LGA) by transferring controls for deferred areas into the CLEP2015 and repealing older planning instruments and making other changes to align the plan with the Western City District Plan including expanding terrestrial biodiversity mapping and increasing the maximum building height in industrial zones.

The draft instrument amends existing terrestrial biodiversity mapping at Menangle Park to reflect the outcomes of more recent vegetation surveys. This does not affect land that is subject to this Planning Proposal (see **Figure 14** below).



Figure 14: draft CLEP 2014 Amendment 24 - Proposed Biodiversity Map

2.3 CAMPBELLTOWN DEVELOPMENT CONTROL PLAN 2015

The Site is subject to the controls under the Campbelltown Development Control Plan 2015 (CDCP2015) which provides site specific controls and guidelines for development which is subject to the CLEP2015. Volume 2 of the DCP contains Site Specific provisions, Part 8 of which covers the MPURA which includes the Site. The Key objective of the Menangle Park DCP relevant to this request is outlined below:

To ensure that conservation of heritage items, and that any development within the vicinity of heritage items takes into consideration the significance of such items.

The Site is identified as a *heritage precinct* in the Urban Structure Plan at figure 1.2 of the Menangle Park DCP. Section 1.9.2 of the Menangle Park DCP addresses non-indigenous heritage and has the following objectives:

- *Ensure that new development is undertaken in a manner that is sympathetic to, and does not detract from, the heritage significance of heritage items and their settings.*
- *Promote the protection or conservation of those resources where possible.*
- *Ensure the impacts of development on significant views to and from Glenlee House are minimised as far as possible.*

The Menangle Park Site Specific DCP provisions do not deal in detail with the sensitivity of the Glenlee House site.

3. OBJECTIVES AND INTENDED OUTCOMES

The key objective of the Proposal is to amend the CLEP 2015 to permit limited residential development of the Site whilst ensuring the heritage conservation of Glenlee is maintained.

The Proposal would facilitate the transition of a rural setting sympathetically into a built form, scale and density which would respond to the demand for residential land within the MPURA.

The intended outcomes of the Proposal are:

- Facilitate the long term, sustainable conservation of the significant elements of the *Glenlee* House Estate.
- Protect the significant local landscape elements through facilitating public ownership of the Site's eastern ridge.
- Provide a sympathetic urban design outcome for the Site and its surrounds.
- Provide improved public domain, pedestrian connectivity and public open space opportunities throughout the Site which in turn provides a generous visual curtilage to Glenlee.
- Provide an appropriate density transition between low residential areas and heritage land use.
- Increase the diversity of housing opportunities at Menangle Park.
- Ensure built form demonstrates simple forms, local scale, single storey housing which integrates within the Site setting.
- Ensure land is able to be developed to its full potential by recognising the housing product being sought by new home buyers.

The proposal is informed by a draft development potential concept prepared by Architectural Projects and presented to a Councillor Workshop in November 2019.

4. EXPLANATION OF PROVISIONS

4.1 OVERVIEW

The amendments sought to the CLEP2015 are in respect to the existing land use zones, minimum lot size and, height of buildings development standards and additional permitted use.

The proposal does not seek to amend the FSR or Heritage Status of the Site. The amendments sought to these standards are discussed further within **Sections 4.2, Section 4.3** and **Section 4.4** following.

4.2 AMENDMENT TO CLEP2015 LAND USE ZONING/PERMITTED USES

The objectives of this Proposal would be achieved through amending the prevailing RU2 Rural Landscape zoning of the Site under CLEP2015 to:

- *Part E3 Environmental Management*. This is proposed to apply to the area of the Site containing the *Glenlee* homestead, outbuildings and access driveway.
- *Part E2 Environmental Conservation*. This is proposed to apply to the south-western portion of the Site and bordered by the *Glenlee* homestead, outbuildings and access driveway (to the north) and the South-East foot slopes residential Precinct (to the east).
- *Part E4 Environment Living*. This is proposed to apply to the Northern Bowl and South-East Foot Slopes residential Precincts of the Site.
- *Part RE1 Public Recreation*. This is proposed to apply to the area east of the *Glenlee* access driveway and containing the eastern ridge.

Adoption of the proposed zonings facilitate retention of the parts of the Site having enhanced environmental sensitivity, whilst facilitating limited lifestyle housing opportunities and public access.

The proposed E4 zones for the Northern Bowl and South-East Foot Slopes residential Precincts is considered as offering higher recognition and acknowledgement of the Site's heritage conservation sensitivities and thereby justifying greater provisions for future housing form through site specific DCP provisions.

The proposed E2 zone of the south-west slope establishes strong conservation status of this area as an open foreground and visual curtilage for the *Glenlee* Heritage Precinct.

The proposed E3 zone for the *Glenlee* Heritage Precinct offers an appropriate acknowledgement of its heritage conservation importance whilst offering the opportunity for consideration of limited and potentially heritage compatible land use opportunities.

The proposed RE1 zone would be consistent with the land use zoning approach applied to other public open space land at Menangle Park.

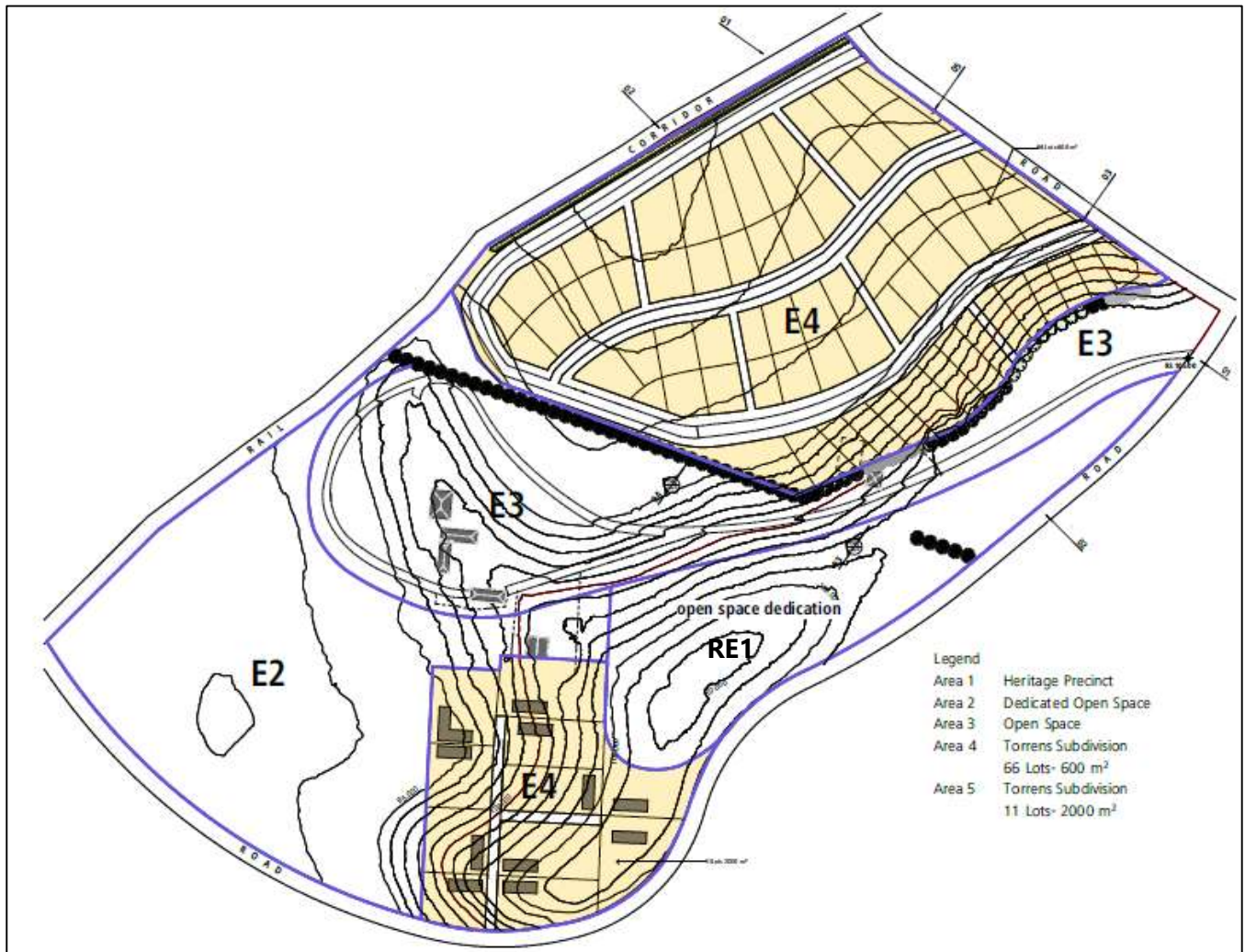


Figure 15: Proposed Zoning

4.3 AMENDMENT TO CLEP2015 MINIMUM LOT SIZE

The proposal intends to prescribe:

- A minimum lot size of 600sqm to the proposed E4 zoned Northern Bowl residential Precinct.
- A minimum lot size of 2000sqm to the proposed E4 zoned South-East Foot Slopes residential.
- A minimum lot size of 2ha to the proposed E3 zoned area of the Site containing the *Glenlee* homestead, outbuildings and access driveway.
- A minimum lot size of 5ha to the proposed E2 zoned area in the south-western portion of the Site and bordered by the *Glenlee* homestead, outbuildings and access driveway (to the north) and the South-East foot slopes residential Precinct (to the east).
- Remove minimum lot size provisions for the proposed RE1 zoned portion of the Site.

The proposed minimum lot sizes facilitate (i) the development outcomes for the Northern Bowl and South-East Foot Slopes residential Precincts as intended by the development concept presented to Council in November 2019, (ii) prevent any further subdivision of the south-western portion of the site (being retained as an open landscape curtilage) and the Precinct containing the *Glenlee* Homestead, outbuildings and driveway and (iii) have consistency with the CLEP 2015 lot size controls for RE1 zoned land, i.e. no minimum lot size.

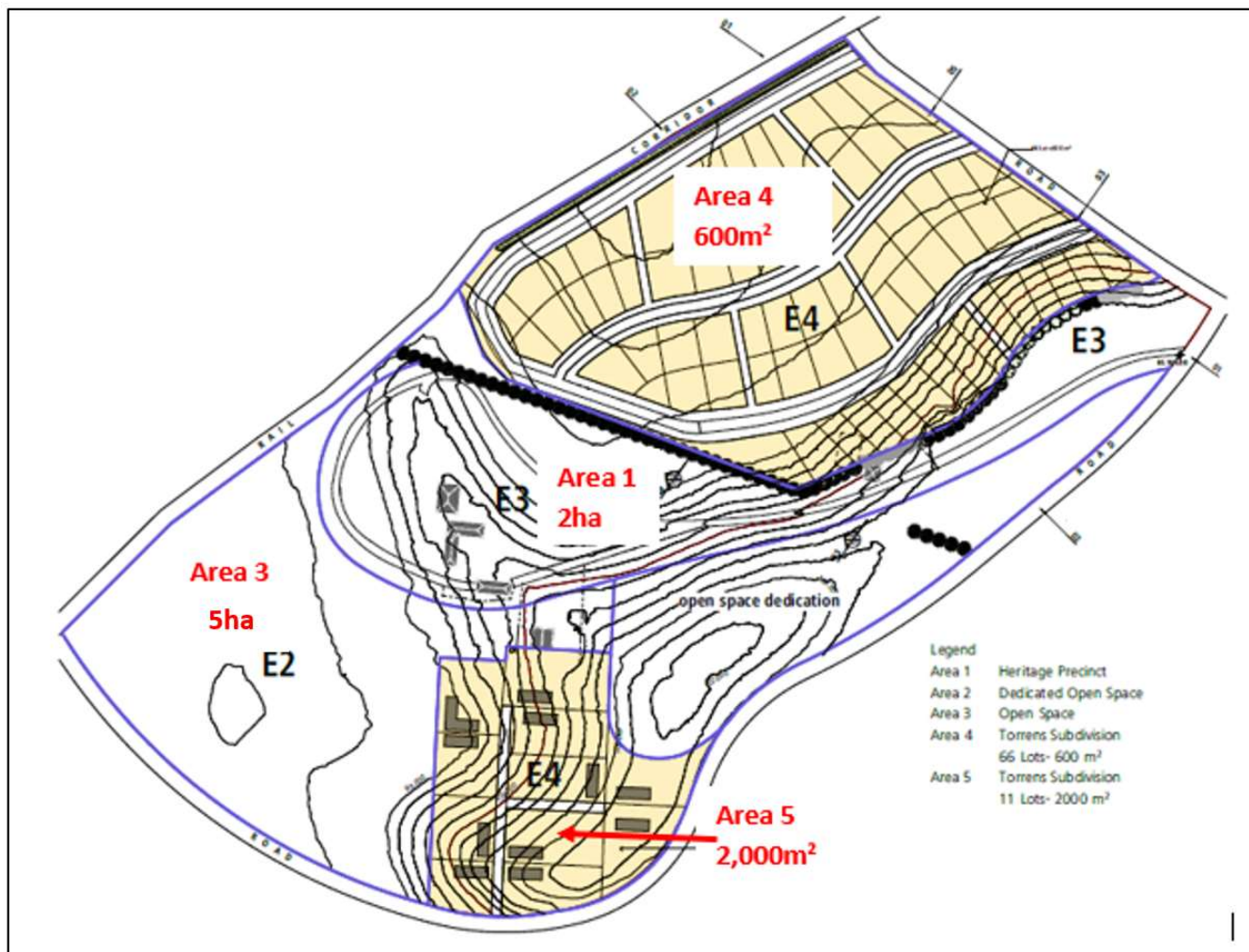


Figure 16: Proposed Lot sizes

4.4 AMENDMENT TO CLEP2015 HEIGHT OF BUILDINGS

Amendment is sought to *Clause 4.3 Height of Buildings* of CLEP2015 in order to achieve the objectives of the proposal, being future development for residential purposes.

Pursuant to Clause 4.3 of the CLEP2015 the Site is prescribed a maximum building height of 8.5metres.

The Proposal provides for a reduction of height from 8.5metres to 5.0 metres on those parts of the Site proposed to be zoned E4, being the Northern Bowl and South-East Foot Slopes residential Precincts as well as the proposed E2 zoned area in the south-western portion of the Site. This is to achieve outcomes in accordance with the development concept presented to Council in November 2019.

This is to assist in ensuring future development within and adjoining the visual setting of Glenlee and its curtilage is subservient to that setting, generally consistent with the Development Concept Plan previously presented to Council.

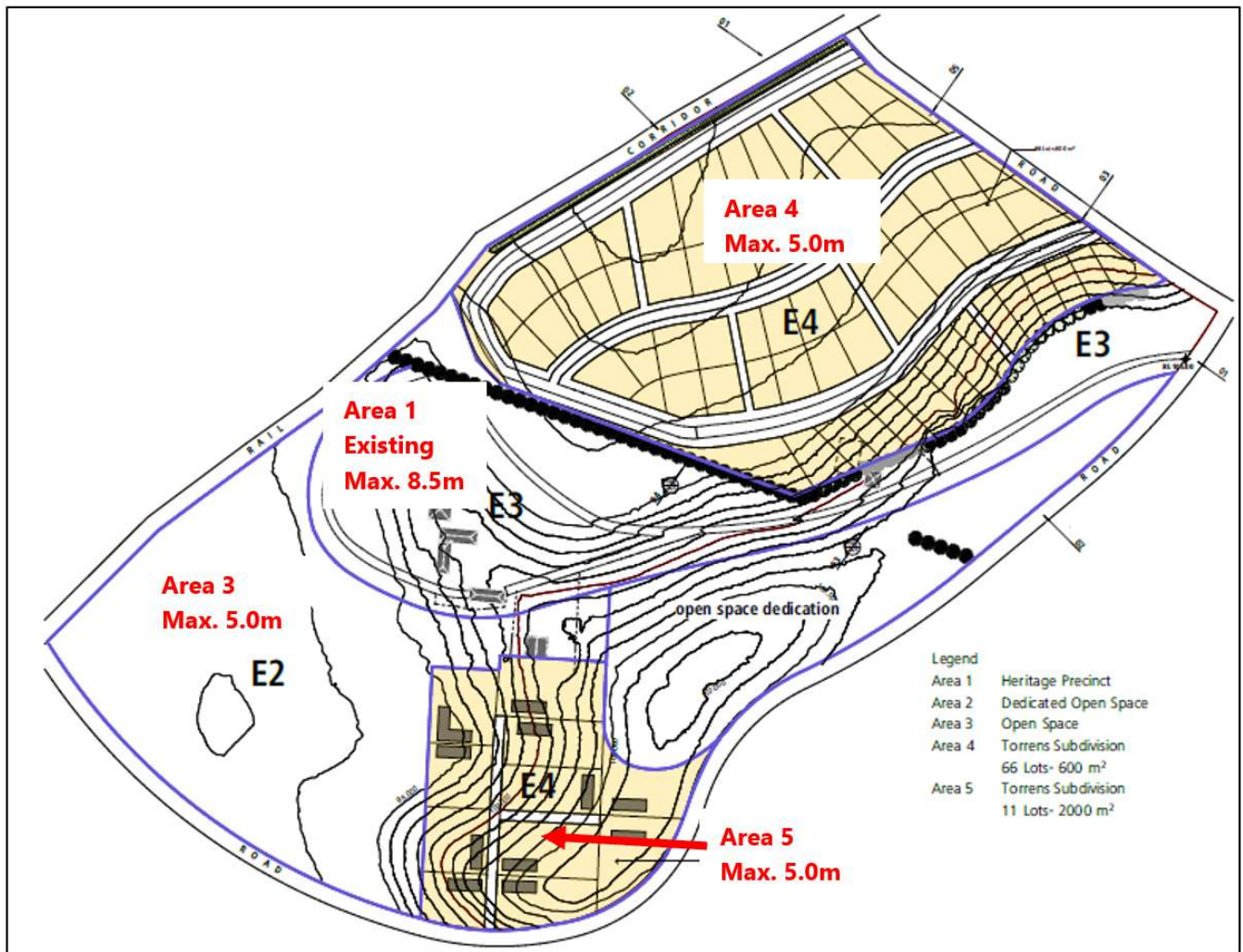


Figure 17: Height of Buildings

4.5 HERITAGE CONSERVATION / PLANNING AGREEMENTS

As mentioned previously, one of the key objectives of the Planning Proposal is provide a long-term conservation outcome for the significant elements of the *Glenlee* House Estate. The limited development of the Site would enable the generation of funds to restore / upgrade buildings and maintain them as per the recommendations of the Conservation Management Plan. The dedication of the proposed RE1 zoned land (the eastern ridge) will not only protect the visual curtilage in perpetuity but afford the community the opportunity for access to a very strategic open space location.

The proposed mechanism to implement this would be the negotiation of a Planning Agreement with Council. Key principles of a Planning Agreement offer is envisaged as including the following:

- Dedication of the proposed RE1 zoned land as open space.
- Commitment to the restoration and upgrading of buildings and the *Glenlee* homestead Precinct in general, consistent with an agreed Schedule of Works identifying the prioritised conservation and new works to be undertaken. This would include but not be restricted to restoration of the Gate Lodge, which is currently in a state of disrepair.
- Establishment of a maintenance plan detailing the cyclical maintenance tasks required to ensure the house, grounds, structures, garden elements and driveway access do not deteriorate.
- Establishment of a *Glenlee* heritage trust fund for maintenance in perpetuity of the *Glenlee* homestead Precinct. A potential scheme would see a percentage of funds generated from land subdivision sales

placed in trust to generate income to cover maintenance of the Precinct in perpetuity, as identified by the aforementioned maintenance plan.

- Development and implementation of an Interpretation Plan and Interpretation Strategy for *Glenlee*. An Interpretation Plan for the site would determine the themes and messages to be interpreted at the site and the best media to accomplish this. The Interpretation Strategy would develop the Interpretation Plan and prioritise the proposed interpretation works and appropriate media.
- Development of a photographic archival record to record the heritage item before, during and after any proposed works to document the heritage item and any changes made. The record to be undertaken in accordance with NSW Heritage Branch guidelines.
- Development and implementation of a Public Domain Plan that considers and controls landscape treatments within and around the *Glenlee* homestead Precinct so as not to detract from the significance of the place.

It is envisaged that such an Agreement would be developed as part of post-gateway requirements of the Planning Proposal.

5. JUSTIFICATION

5.1 NEED FOR THE PLANNING PROPOSAL

IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT?

The Proposal responds to the framework established by *Greater Macarthur Area 2040: An Interim Plan for Greater Macarthur Growth Area* (Greater Macarthur 2040), which seeks to provide land use and infrastructure for Urban Release Areas (URA). As mentioned previously the Site is within the MPURA of the GMGA. Further, it has a foundation in the *Glenlee House* CMP and Heritage Impact Statement outcomes.

The Proposal will enable long term conservation management for *Glenlee House* through limited development of the Site.

Overall, the intended outcomes and objectives are consistent with State, Regional and Local strategic planning frameworks, which are outlined at Section 5.2 below.

IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES OR IS THERE A BETTER WAY?

It is considered the Proposal is the best means of achieving its objectives / intended outcomes. Under the current CLEP2015 the Site is Zoned RU2 Rural Landscape which prevents the redevelopment potential of the Estate in line with Greater Macarthur 2040. The proposed zoning amendments and associated lot size / building height controls and additional permitted use are the most effective means of permitting limited residential development whilst protecting the heritage significance and conservation of Glenlee.

5.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS CONTAINED WITHIN THE APPLICABLE REGIONAL OR SUBREGIONAL STRATEGY (INCLUDING THE SYDNEY METROPOLITAN PLAN AND EXHIBITED DRAFT STRATEGIES)?

5.2.1.1 Greater Sydney Region Plan – A Metropolis of Three Cities 2018

A Plan for Growing Sydney (The Plan) was prepared by the NSW State Government as a guide to land use planning over the next 20 years. The Plan outlines strategies for accommodating Sydney's population growth and identifies areas to deliver 664,000 homes by 2031. The most suitable areas for new housing are locations which are in close proximity to jobs, community facilities, public transport and services. The Plan is based on the vision of creating three cities comprising the Western Parkland City, the Central River City and the Eastern Harbour City. Together they endeavour to achieve a broader vision of Sydney.

It is estimated by 2056 Greater Sydney is expected to increase in population by an additional 1.7million people with the need for additional homes to increase by 725,000. To ensure these targets are met, the Plan envisions to create a '30-minute City' whereby residents live within 30 minutes of their jobs, education establishments, services and open space through the integration of land use and infrastructure planning to promote liveability, productivity and sustainability.

The Site is within the Western Parkland City, with the Greater Macarthur Area identified as a new community to provide homes, jobs, diverse housing supply, open space and future environmental conservation areas. There are 10 strategic directives which underpin this plan. **Table 1** at Section 5.2.1.2 following provides an assessment of the Proposal against the relevant Directions and Planning Priorities of the Greater Sydney Regional Plan and the Western City District Plan. The proposal is generally consistent with the Plans, in particular the directions under Liveability and City of Great Place.

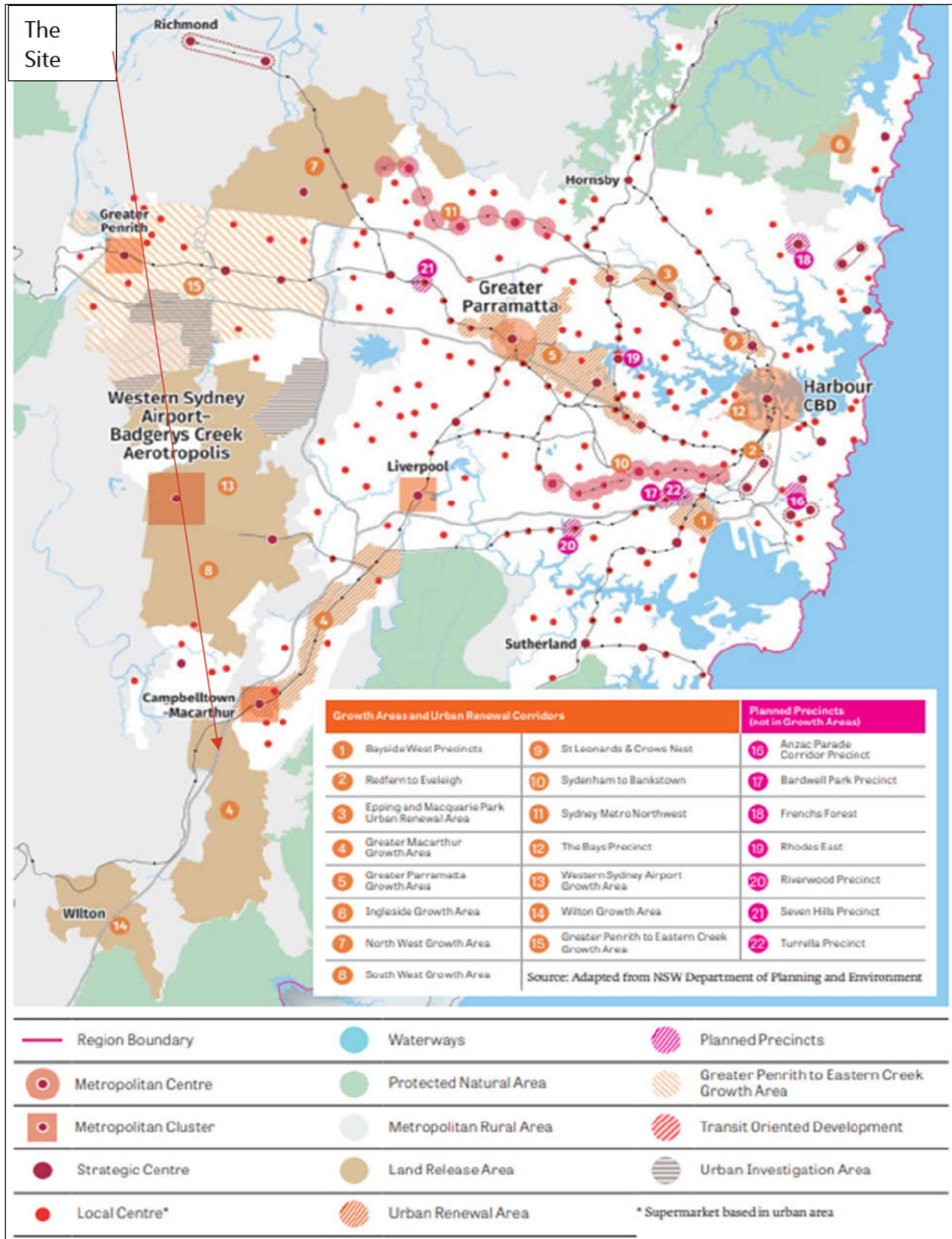


Figure 18: The Plan - Future Housing preferred locations pg.65

5.2.1.2 Western City District Plan

The Western City District Plan (District Plan) sets out in more detail the intended housing and employment growth within the Western District of the Greater Sydney Region.

The District Plan identifies Menangle Park as a land release area within the Greater Macarthur Growth area, with the majority of new communities in the land release areas located within precincts contained in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

Table 2 below provides an assessment of the Proposal against the relevant Directions and Planning Priorities of the Greater Sydney Regional Plan and the Western City District Plan.

Table 2 Assessment against Greater Sydney Regional Plan & Western City District Plan

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
Infrastructure and Collaboration			
<i>A City supported by Infrastructure</i>			
<ul style="list-style-type: none"> • Infrastructure supports the three Cities • Infrastructure aligns with forecasted growth • Infrastructure adapts to meet future needs • Infrastructure use is optimised 	<ul style="list-style-type: none"> • Planning for a City supported by Infrastructure 	Yes	The proposal will be integrated with proposed infrastructure surrounding the Site and as part of Menangle Park.
<i>A Collaborative City</i>			
<ul style="list-style-type: none"> • Benefits of growth realised by collaboration of governments, community and business 	<ul style="list-style-type: none"> • Working through collaboration 	Yes	The proposal is required to have collaboration with various government agencies, Council and the community. Upon the issuance of Gateway Determination, public consultation will be undertaken to seek feedback associated with the Proposal.
Liveability			
<i>A City of Great Places</i>			
<ul style="list-style-type: none"> • Services and infrastructure meet communities changing needs • Communities are health, resilient and socially connected 	<ul style="list-style-type: none"> • Providing services and social infrastructure to meet peoples changing needs 	Yes	The proposal will have appropriate access to facilities whilst ensuring the delivery of open space to ensure residents are living a healthy and socially connected lifestyle.

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<ul style="list-style-type: none"> Greater Sydney's communities are culturally rich with diverse neighbourhoods Greater Sydney celebrates the arts and supports creative industries and innovation 	<ul style="list-style-type: none"> Fostering health, creative, culturally rich and socially connected communities 		
<i>Housing in the City</i>			
<ul style="list-style-type: none"> Greater housing supply Housing is more diverse and affordable 	<ul style="list-style-type: none"> Providing housing supply, choice and affordability with access to jobs, services and public transport. 	Yes	The Proposal supports additional land for residential development in a location having access to jobs, services and public transport.
<i>A City of Great Places</i>			
<ul style="list-style-type: none"> Great places that bring people together Environmental heritage is identified, conserved and enhanced 	<ul style="list-style-type: none"> Creating and renewing great places and local centres, and respecting the districts heritage 	Yes	The proposal endeavours to protect Glenlee with a significant curtilage whilst ensuring significant views and vistas to and from the heritage item are maintained. This is through limiting development to less sensitive areas of the site, coupled with reduced building height and larger lot sizes.
Productivity			
<i>A Well-Connected City</i>			
<ul style="list-style-type: none"> A metropolis of three cities – integrated land use and transport creates walkable and 30 minutes cities The Eastern GPOP and Western Economic corridors are better connected and more competitive and efficient Freight and logistics network are competitive and efficient Regional connectivity is enhanced. 	<ul style="list-style-type: none"> Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City 	Yes	Direct access to the Site is provided off Menangle Road and the strategic road network of Menangle Park which abuts the Site to the East and South. The Site will also be accessible from the Spring Farm Parkway when completed.

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
Jobs and Skills for the City			
<ul style="list-style-type: none"> • Harbour CBD is stronger and more competitive • Greater Parramatta is stronger and better connected • Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City • Internationally competitive health, education, research and innovation precincts • Investment and business activity in centres • Industrial and urban services land is planned, protected and managed • Economic sectors targeted for success 	<ul style="list-style-type: none"> • Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis • Growing and strengthening the metropolitan city cluster • Maximising freight and logistics opportunities, planning and managing industrial urban services land • Growing investment, business opportunities and jobs in strategic centres 		<p>The proposal does not intend to rezone the Site for employment lands, however, to ensure the Site's heritage nature is integrated within the Menangle Park precinct which endeavours to provide additional job opportunities to residents who reside there.</p>
Sustainability			
A City in its Landscape			
<ul style="list-style-type: none"> • The coast and waterways are protected and healthier • A cool and green parkland city in the South Creek corridor • Biodiversity is protected, urban bushland and remnant vegetation is enhanced • Scenic and cultural landscapes are protected • Environmental, social and economic values in rural areas are protected and enhanced 	<ul style="list-style-type: none"> • Protecting and improving the health and enjoyment of the Districts waterways • Creating a Parkland City urban structure and identity with South Creek as defining spatial element • Protecting and enhancing bush land and biodiversity 	Yes	<p>The proposal seeks to conserve a portion of the Site as open space, whilst ensuring setbacks from Glenlee House are maintained. It is proposed screen planting is proposed between the two residential areas of the Site to provide a green grid dimension and enhancing the urban design aesthetic of the Site.</p>

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<ul style="list-style-type: none"> • Urban tree canopy cover is increased • Public open space is accessible, protected and enhanced, • The Green Grid link, parks, open spaces, bushland, walking and cycling paths 	<ul style="list-style-type: none"> • Increasing urban tree canopy cover and delivering Green Grid Connections • Protecting and enhancing scenic and cultural landscapes • Better managing rural areas • Delivering high quality open space. 		
<i>An Efficient City</i>			
<ul style="list-style-type: none"> • A low carbon city contributes to net-zero emissions by 2050 and mitigates climate change • Energy and water flows are capture, used and reused • More waste is reused and recycled to support the development of a circular economy 	<ul style="list-style-type: none"> • Reducing carbon emissions and managing energy, water and waste efficiently. 	Yes	The proposal endeavours to integrate into the proposed water management network of Menangle Park to ensure water flows are captured, used and reused.
<i>A Resilient City</i>			
<ul style="list-style-type: none"> • People and places adapt to climate change and future shocks and stresses • Exposure to natural and urban hazards are reduced • Heatwaves and extreme heat are managed. 	<ul style="list-style-type: none"> • Adapting to the impacts of urban and natural hazards and climate change. 	Yes	The proposal will provide appropriate flood and bushfire hazard management strategies and further studies through the appropriate phased development stages.

5.2.1.3 Greater Macarthur 2040

The *Greater Macarthur Area 2040: An Interim Plan for Greater Macarthur Growth Area* (Greater Macarthur 2040) provides land use and infrastructure implementation plan for the areas within Glenfield to Macarthur urban renewal precincts along with the urban release areas located south of Campbelltown, including Menangle Park. The Site falls within the Menangle Park urban area of the Plan.

The Plan also acknowledges the significant European heritage items within the Growth Area that reflect it's pastoral history, and how these need to be protected from development. This includes Glenlee House and its outbuildings, garden and gate lodge.

The Proposal is considered to be consistent with Greater Macarthur 2040 by proposing limited residential development sympathetic to protecting the heritage significance of Glenlee.

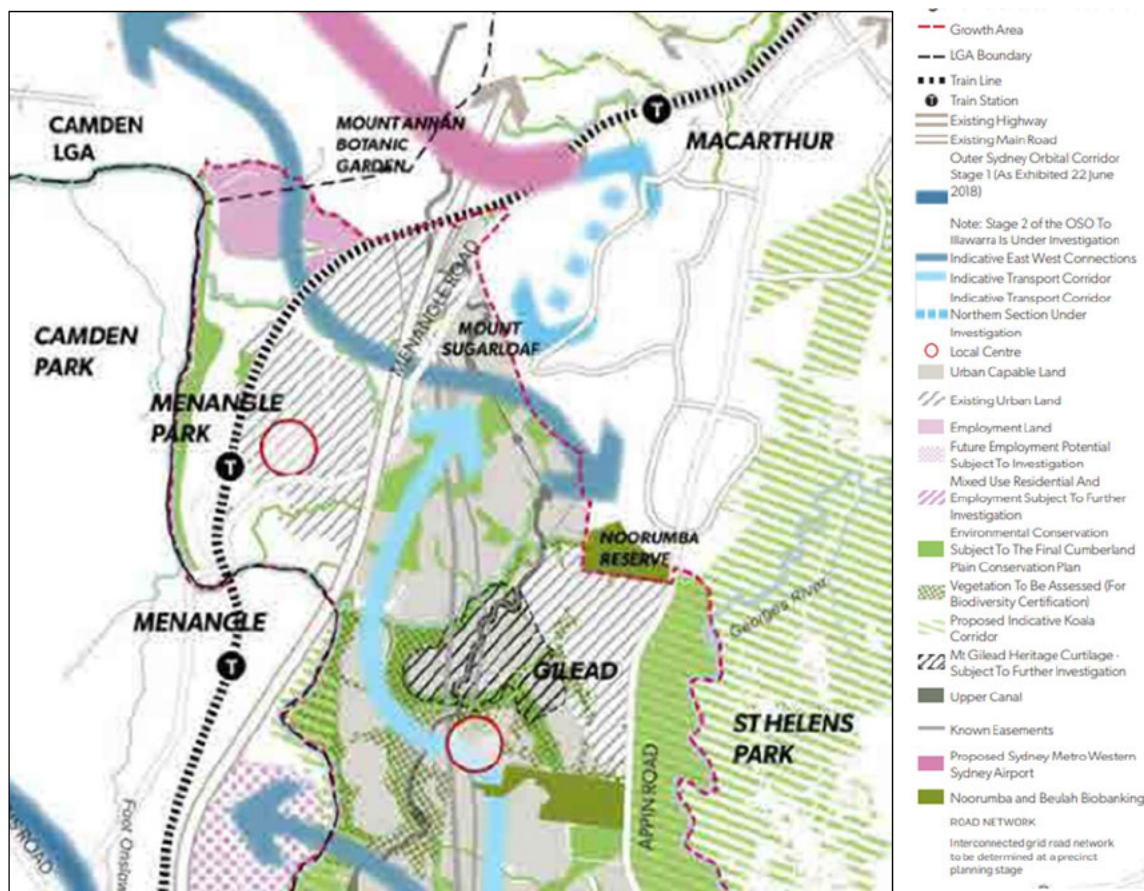


Figure 19: Greater Macarthur Structure Plan (Source: Greater Macarthur 2040 Interim Plan)

IS THE PLANNING PROPOSAL CONSISTENT WITH LOCAL COUNCIL'S COMMUNITY STRATEGIC PLAN OR OTHER LOCAL PLANS?

5.2.1.4 Local Strategic Planning Statement

The Campbelltown Local Strategic Planning Statement ('LSPS') came into effect on the 31st March 2020. The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area. The LSPS is a response to the District and Regional plan, establishing planning priorities to ensure the LGA thrives and remains prosperous through the development of local centres.

The LSPS has a range of objectives to achieve specific outcomes for the area. The primary objective is:

To ensure consistent, holistic and balanced outcomes that are consistent with achieving the community shared vision.

Supplementary objectives are:

- Facilitate achievement of the Campbelltown 2025 Vision and in doing so realise the objectives of the Campbelltown Community Strategic Plan 2012-2022.
- Provide long-term direction for future sustainable land use planning decisions.
- Ensure land use planning decisions are consistent with the NSW 2021, Metropolitan Plan 2036 and Draft South West Sub Regional Strategy.

- Provide a proactive “Growth Management Strategy” that addresses population and employment growth rates and determines appropriate boundaries for growth.
- Provide a sound foundation for a comprehensive *Campbelltown Local Environmental Plan* and a revised *Campbelltown Sustainable City DCP*.

The LSPS identifies the Site as part of greenfield release areas, in response to the objective of providing long-term direction for sustainable land use planning. The Proposal endeavours to provide a holistic and balanced outcome to the Site, by facilitating long term, sustainable conservation of *Glenlee House* and significant local landscape elements of the Site whilst ensuring potential development does not overshadow its heritage significance.

The Proposal provides a land use which is consistent with the strategic direction of key documents such as the Plan and District Plan along with responding to the overall objective of the LSPS.

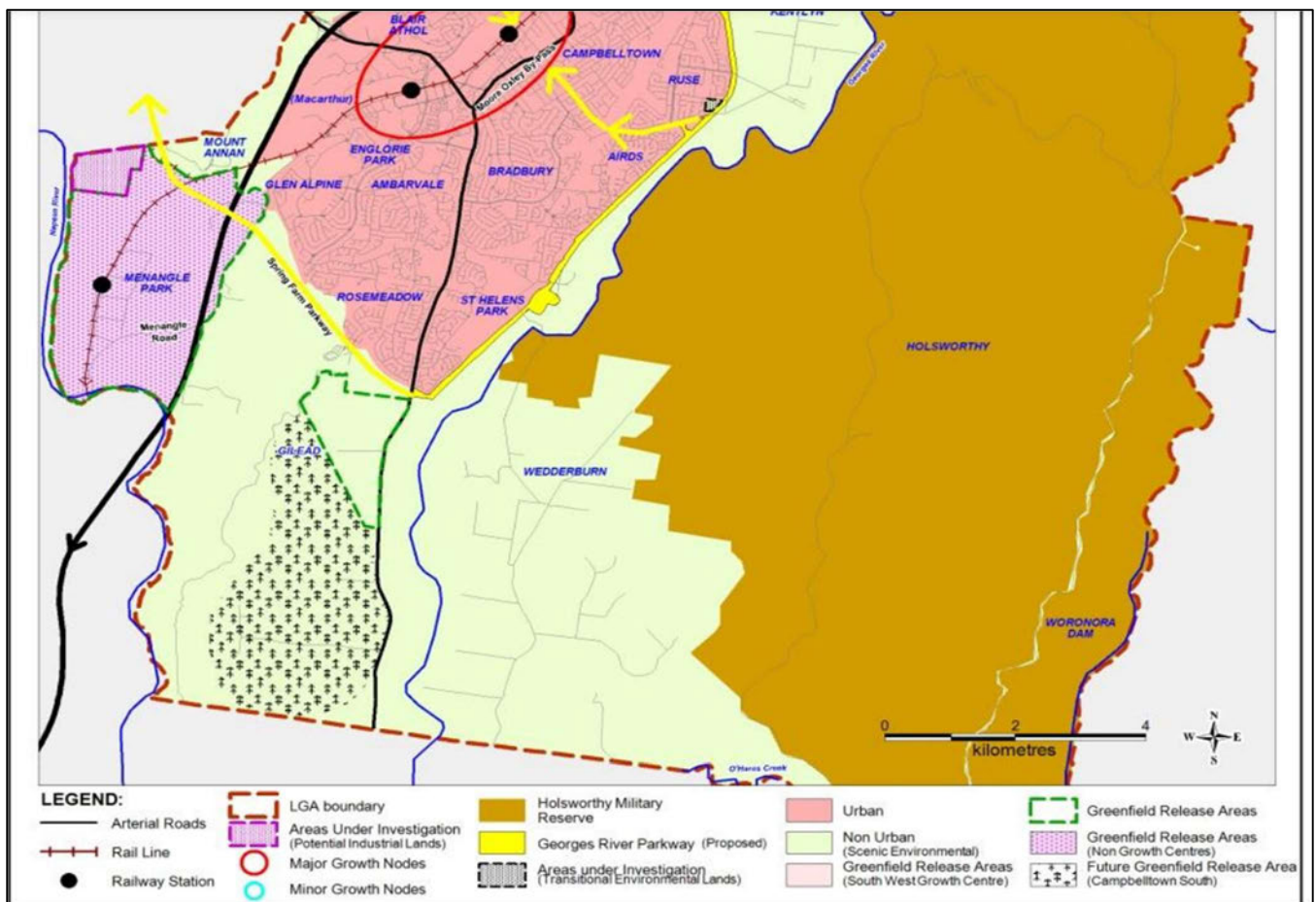


Figure 20: Campbelltown Strategic Outline Plan

5.2.1.5 Campbelltown Community Strategic Plan – Campbelltown 2027

The Campbelltown City Community Strategic Plan (‘CSP’) is a ten (10) year vision which identifies the main priorities and aspirations for the future of the Campbelltown LGA. The CSP acknowledges the provision of housing diversity and the affordability whilst preserving important natural attributes within the LGA.

An assessment of the Proposal against the CSP outcomes is demonstrated in **Table 3** below.

Table 3 Assessment against CSP Outcomes

CSP Outcomes	Statement of Consistency
<p>Outcome 1:</p> <p>A vibrant, liveable city</p>	<ul style="list-style-type: none"> ○ Provision of greater housing choice and diversity through the provision of a diverse range of lot sizes ○ Integration of heritage items to create a sympatric urban design in response to the urban development surrounding the Site. ○ Provision of open space network
<p>Outcome 2:</p> <p>A respected and protected natural environment</p>	<ul style="list-style-type: none"> ○ The proposal maintains significant curtilage to Heritage Items whilst providing a dedication of open space to maintain a significant quantity of the natural environment on the Site.
<p>Outcome 3:</p> <p>A thriving, attractive city</p>	<ul style="list-style-type: none"> ○ Provides for residential growth which is serviced by appropriate infrastructure.
<p>Outcome 4:</p> <p>A successful city</p>	<ul style="list-style-type: none"> ○ The Proposal would continue to respect and continue to manage heritage items in respect to residential development. ○ Proposal assist in the alignment of surrounding land uses and intended outcomes for the Site under GMURA, MPURA and associated District Plans.

5.2.1.6 Re-Imagining Campbelltown CBD – Sydney’s Southern Gateway (July 2018) Adopted in July 2018

Re-imagining Campbelltown CBD sets out the foundations of revitalisation for the CBD through acknowledging key strategic centre’s as a metropolitan city, servicing the Macarthur Region and providing existing connections to major rail, road and community infrastructure.

A key metric for the re-imagining is to provide the ‘30-minute city’ identified in the District Plan to reduce the need for residence to commute to work through the establishment as the CBD as a new precinct which provides health, education, retail and entertainment services, generating employment for the communities of Campbelltown and wider Macarthur Region.

In response to this, the Proposal endeavours to respond to the creation the ‘30-minute City’ through the delivery of additional residential dwellings within a 10minute journey from Campbelltown CBD, and coincide with the redevelopment of Menangle Park which endeavours to assist in realising this vision which supports the region’s metropolitan CBD, via improved road linkages within the broader area.

Whilst the Proposal does not propose any commercial development, the redevelopment of Menangle Park will provide and cater to residents daily and weekly shopping requirements, with the need to travel to Campbelltown for high level shopping requirements. Through this, the Proposal will add to the viability of Campbelltown’s CBD District as the increased population will seek additional demand on services and increase economic activity.

DRAFT CAMPBELLTOWN LOCAL HOUSING STRATEGY

The Draft Campbelltown Local Housing Strategy (‘Housing Strategy’) was adopted by Campbelltown City Council on the 29th of September 2020. The Housing Strategy is in response to the *Reimagining Campbelltown City Centre Master Plan* (RCCCMP), LSPS and Campbelltown Community Strategic Plan 2027 to meet the lifestyle and needs of the community.

The Housing Strategy aims to align Council's vision for housing outcomes and targets set by the State Government under the Western City District Plan. It is projected that the Campbelltown LGA residential population is set to increase by 41% by 2036 which sees the demand for residential accommodation as significant.

Furthermore, the Housing Strategy identifies Menangle Park precinct within the Strategy as potentially providing 4,000 new dwellings, new town centre, primacy school, bioretention (wetlands), open space, playing fields and community centres. Additionally, it identifies the need for the provision of affordable housing through the redevelopment of the area.

An assessment of the Proposal against the Housing Strategy goals is demonstrated in **Table 4** below.

Table 4 Assessment against Draft Housing Strategy

Housing Strategy Goals	Statement of Consistency
Goal One: Establish a clear framework for planning for housing	<ul style="list-style-type: none"> ○ Relevantly, the Proposal is consistent with encouraging housing diversity in greenfield release areas. The Proposal would offer an alternative product to that being offered in the remainder of the MPURA. ○
Goal Two: Plan for housing development in defined precincts in urban renewal and greenfield areas	<ul style="list-style-type: none"> ○ The Proposal is consistent with this goal as it proposes limited housing development in a defined greenfield precinct, the MPURA.
Goal Three: Manage Housing Growth	<ul style="list-style-type: none"> ○ The Proposal is consistent with this goal as it proposes limited housing development in a defined greenfield precinct, the MPURA. ○
Goal Four: Increase housing diversity and choice	<ul style="list-style-type: none"> ○ The Proposal is consistent with this goal as it proposes additional housing that offers lifestyle choice, i.e. some larger lot housing .
Goal Five: Increase the supply of affordable housing	<ul style="list-style-type: none"> ○ The Proposal would offer alternative rather than affordable housing supply due to the need to protect the heritage conservation of <i>Glenlee House</i> and its surrounds. Whilst not consistent with the goal, the inconsistency is justified.

IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?

State Environmental Planning Policies (SEPP's) considered relevant to the Proposal along with an assessment against them is provided in **Table 5** below.

Table 5 Assessment against current SEPPS

Name of SEPP	Comment	Consistency
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<i>SEPP (Aboriginal Land) 2019</i>	<p>The policy aims to provide development delivery for land owned by the Local Aboriginal Land Council (LALC).</p> <p>The Site is not owned by the LALC.</p>	N/A
<i>SEPP (Activation Precincts) 2020</i>	<p>The aims of the policy is to promote economic development in identified activation precincts.</p> <p>The Site is not located within an Activation Precincts.</p>	N/A
<i>SEPP (Affordable Rental Housing) 2009</i>	<p>The Aims of the Policy are to provide planning and delivery of affordable rental housing.</p> <p>Any future development would be required to adhere to the requirements under this SEPP.</p>	Consistent.
<i>SEPP (Building Sustainability Index: BASIX) 2004</i>	<p>The proposal would not be inconsistent with future development meeting the requirements under this SEPP.</p>	Consistent.
<i>SEPP (Coastal Management) 2018</i>	<p>The aims of the policy is to promote an integrated and coordinate approach to land use planning in coastal zones.</p> <p>The Site is not located within a Coastal Management Zone.</p>	N/A
<i>SEPP (Concurrences and Consents) 2018</i>	<p>The policy allows Planning Secretary to elect to be the concurrence authority for certain development under the nominated SEPP such as Infrastructure SEPP.</p> <p>The proposal would not interfere with the application of this SEPP.</p>	Consistent.
<i>SEPP (Educational Establishments and Child Care Facilities) 2017</i>	<p>The Policy aims to facilitate the delivery of education establishments and early education and care facilities.</p> <p>The proposal does not include the provision of Education or child care facilities. Any future development would be required to adhere to the requirements under this SEPP.</p>	Consistent.
<i>SEPP (Exempt and Complying Development Codes) 2008</i>	<p>The policy aims to provide development which complies with specified standards, in particular Part 5 Commercial and Industrial Alterations Code.</p> <p>The proposal would not prevent future development under this SEPP, where applicable.</p>	Consistent.
<i>SEPP (Gosford City Centre) 2018</i>	<p>The policy aims to promote economic and social revitalisation of Gosford City Centre.</p> <p>The Site is not located within Gosford City Centre, therefore this policy does not apply.</p>	N/A
<i>SEPP (Housing for Seniors or People with a Disability) 2004</i>	<p>The policy aims to encourage the provision of housing for senior or people with a disability.</p> <p>The proposal does not include provisions for housing for seniors or people with a disability.</p>	N/A
<i>SEPP (Infrastructure) 2007</i>	<p>The policy aims to facilitate the delivery of infrastructure across the State.</p>	N/A

	The proposal does not include or would result in development that is subject to the SEPP.	
<i>SEPP (Koala Habitat Protection) 2020</i>	<p>This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline—</p> <p>(a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and</p> <p>(b) by encouraging the identification of areas of core koala habitat, and</p> <p>(c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.</p> <p>The site does not contain core koala habitat.</p>	N/A
<i>SEPP (Kosciusko National Park – Alpine Resorts) 2007</i>	<p>The policy aims to protect and enhance the natural environment of the alpine resorts in the context of Kosciusko National Park.</p> <p>The Site is not located within the Kosciusko National Park.</p>	N/A
<i>SEPP (Kurnell Peninsula) 1989</i>	<p>The policy aims to conserve the natural environment of the Kurnell Peninsula.</p> <p>The Site is not located within the Kurnell Peninsula.</p>	N/A
<i>SEPP (Major Infrastructure Corridors) 2020</i>	<p>The policy aims to identify land intended to be use in the future as an infrastructure corridor.</p> <p>The site does not include major infrastructure corridors.</p>	N/A
<i>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</i>	<p>The policy aims to recognise the importance of mining, petroleum production and extractive industries.</p> <p>The proposal does not intend to facilitate the provision of mining, petroleum production or extractive industries.</p>	N/A
<i>SEPP 19 – Bushland in Urban Areas</i>	The Site does not contain bushland.	N/A
<i>SEPP 21 – Caravan Parks</i>	The proposal does not pertain to a Caravan Park.	N/A
<i>SEPP 33 – Hazardous and Offensive Development</i>	<p>The policy aims to amend the definitions of hazardous and offensive industries whilst require consent for the development to be carried out in the Western Division.</p> <p>The proposal does not intend to construct a Hazardous or Offensive Development.</p>	N/A
<i>SEPP 36 – Manufactured Home Estates</i>	<p>The policy aims to facilitate the establishment of manufactured homes estate.</p> <p>The proposal does not intend to develop a manufacture homes estate.</p>	N/A.
<i>SEPP 47 – Moore Park Showground</i>	The policy aims to enable redevelopment of the Moor Park Showground.	N/A.

	The Site is not located within Moore Park Showground.	
<i>SEPP 50 – Canal Estate Development</i>	The policy aims to prohibit canal estate development.	N/A
	The Site is not located within a Canal Estate.	
<i>SEPP 55 – Remediation of Land</i>	<p>The policy aims to promote the remediation of contaminated land for the purpose of reducing risk to harm to human health.</p> <p>A Preliminary Site Investigation was undertaken by Douglas Partners. A total of ten (10) Areas of Environmental Concern (AEC) were identified across the Site.</p> <p>Any future development of the site will be subject to further detailed environmental investigations and these matters addressed as part of future a development application/s. The investigation concluded that the site can be made suitable for the proposed uses.</p>	Consistent.
<i>SEPP 64 – Advertising and Signage</i>	<p>The policy aims to ensure signage is compatible with desired amenity and visual character of the area.</p> <p>The proposal does not include signage.</p>	N/A
<i>SEPP 65 – Design Quality of Residential Apartment Development</i>	<p>The policy aims to improve the design quality of residential apartments.</p> <p>The proposal does not intend to construct a residential flat building.</p>	N/A
<i>SEPP 70 – Affordable Housing (Revised Scheme)</i>	<p>The aims of the policy is to identify the need for affordable housing across the State.</p> <p>The proposal does not intend to development housing for affordable housing.</p>	N/A
<i>SEPP (Penrith Lakes Scheme) 1989</i>	<p>The policy aims to provide development control process to ensure environmental and technical matters are considered in the Penrith Lakes Scheme.</p> <p>The Site is not located within the Penrith Lakes Scheme.</p>	N/A
<i>SEPP (Primary Production and Rural Development) 2019</i>	<p>The policy aims to facility the orderly economic use and development of lands for primary production.</p> <p>The Site is currently zoned Rural but is located within the MPURA. Whilst the proposal would be inconsistent with this SEPP, inconsistency is considered justified.</p>	Inconsistent but justified.
<i>SEPP (state and regional development) 2011</i>	<p>The policy aims to identify development which is of State significance.</p> <p>The Site is not identified as being State Significant Development.</p>	N/A
<i>SEPP (State Significant Precincts) 2005</i>	The policy aims to facilitate the development and redevelopment or protection of important urban, coastal and regional sites.	N/A

	The Site is not identified as being within a State Significant Precinct.	
<i>SEPP (Sydney Drinking Water Catchment) 2011</i>	<p>The policy aims to provide health water catchments.</p> <p>The Site is not identified as being within a water catchment.</p>	N/A
<i>SEPP (Sydney Region Growth Centres) 2006</i>	<p>The policy aims to coordinate the release of land for residential, employment and urban development.</p> <p>The Site does not reside within a growth centre covered by the SEPP..</p>	N/A
<i>SEPP (Three Ports) 2013</i>	<p>The policy aims to provide consistent planning for development of infrastructure in Port Botany, Port Kembla and Port of Newcastle.</p> <p>The Site does not reside in one of the above listed ports.</p>	N/A
<i>SEPP (Urban Renewal) 2010</i>	<p>The policy aims to establish a process for assessing and identifying sites as urban renewal precincts.</p> <p>The Site is not identified as an Urban Renewal Precinct.</p>	N/A
<i>SEPP (Vegetation in Non-Rural Areas) 2017</i>	<p>The policy aims to protect biodiversity values of trees and other vegetation.</p> <p>The Site in its current form does not contain vegetation or trees of significant value.</p>	N/A
<i>SEPP (Western Sydney Aerotropolis) 2020</i>	<p>The policy aims to facilitate the development of the Western Sydney Aerotropolis.</p> <p>The Site does not reside within the Aerotropolis.</p>	N/A
<i>SEPP (Western Sydney Employment Area) 2009</i>	<p>The policy aims to protect and enhance land which reside in the Western Sydney Employment Area.</p> <p>The Site is not identified to reside within the Western Sydney Employment Area.</p>	N/A
<i>SEPP (Western Sydney Parklands) 2009</i>	<p>The policy aims to place planning controls to enable Western Sydney Parklands Trust to develop the Parklands in a multi-use urban parkland.</p> <p>The Site does not reside within the Western Sydney Parklands.</p>	N/A

IS THE PLANNING PROPOSAL CONSISTENT WITH THE APPLICABLE MINISTERIAL DIRECTIONS?

The current Ministerial Directions along with an assessment against them is provided in **Table 6** below:

Table 6 Assessment against current Ministerial Directions

Ministerial Direction	Statement of Consistency	Commentary
1. Employment and Resources		
1.1 Business and Industrial Zones	N/A	N/A
1.2 Rural Zones	The Site is zoned RU2 Rural Landscape under the CLEP2015. The Planning Proposal would result in the land being zoned part residential. The Planning Proposal relates to land within the MPURA and its rezoning for residential purposes is considered to be consistent with Macarthur 2040, Council's Local Strategic Planning Statement and its adopted draft Local Housing Strategy.	Inconsistent but justified.
1.3 Mining, Petroleum Production and Extractive Industries	This direction does not apply to the Planning Proposal does not propose any modification to the permissibility or operational restrictions relating to extractive industries.	N/A
1.4 Oyster Aquaculture	This Ministerial Direction is not relevant to the proposal.	N/A
1.5 Rural Lands	This Ministerial Direction excludes land within Campbelltown City Council.	N/A
2. Environmental and Heritage		
2.1 Environment Protection Zones	This Planning Proposal does not apply to land within an environment protection zone or land otherwise identified for environment protection.	N/A
2.2 Coastal Protection	This Ministerial Direction is not relevant to the proposal.	N/A
2.3 Heritage Conservation	The Planning Proposal, supported by the accompanying CMP, Heritage Impact Assessment and Aboriginal Heritage Assessment, takes into account and will provide appropriate protection for the State listed heritage item <i>Glenlee</i> and Aboriginal Heritage.	Consistent
2.4 Recreation Vehicle Areas	This Ministerial Direction is not relevant to the proposal.	N/A
2.6 Remediation of Contaminated Land	<p>A Preliminary Site Investigation was undertaken by Douglas Partners. A total of ten (10) Areas of Environmental Concern (AEC) were identified across the Site.</p> <p>Any future development of the site will be subject to further detailed environmental investigations and these matters addressed as part of future a development application/s. The investigation concluded that the site can be made suitable for the proposed uses.</p>	Consistent
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	The Planning Proposal will add to the diversity of housing choice in the MPURA, support the efficient use of infrastructure being provided to the MPURA and be of a design responding to and protecting the heritage conservation significance of the Site. CLEP 2015 contains provisions relating to satisfactory arrangements for supporting infrastructure. Whilst the Planning Proposal does not contain provisions which will reduce the permissible residential density of the land, this will be restricted in order to protect and conserve the Site's heritage significance.	Consistent
3.2 Caravan Parks and Manufactured Home states	The Ministerial Direction is not relevant to the proposal.	N/A
3.3 Home Occupations	The Ministerial Direction was revoked on 9 November 2020.	N/A

3.4 Integrated Land Use and Transport	The proposal would not be inconsistent with the aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001).	Consistent
3.5 Development Near License Aerodromes	The Ministerial Direction is not relevant to the proposal.	N/A
3.6 Shooting Ranges	The Ministerial Direction is not relevant to the proposal.	N/A
3.7 Reduction in non-hosted short term rental accommodation period	The Ministerial Direction is not relevant to the proposal.	N/A
4. Hazard and Risk		
4.1 Acid Sulphate Soils	The Ministerial Direction is not relevant to the proposal.	N/A
4.2 Mine Subsidence and Unstable Land	A portion of the Site falls within the South Campbelltown Mine Subsidence District. Whilst referral to the Subsidence Advisory Board is required, the relevant mine subsidence considerations underpinned the zoning of the adjoining Menangle Park area for urban purposes in 2017. In this regard in 2006 the then Department of Planning advised that mining of coal resources beneath Menangle Park should be restricted to enable urban development to occur at the scale and form necessary to make that development viable. This was because of Menangle Park's contribution to land supply in the Sydney Metropolitan Region.	Consistent
4.3 Flood Prone Land	The Ministerial Direction is not relevant to the proposal.	N/A.
4.4 Planning for Bushfire Protection	The subject land contains Bush Fire Prone Land (Vegetation Category 3 and Vegetation Buffer). Future development resulting from the Planning Proposal would be capable of meeting the requirements of <i>Planning for Bushfire Protection 2019</i> .	Consistent.
5. Regional Planning		
5.2 Sydney Drinking Water Catchments	The Site is not within a Sydney Drinking water catchment listed in this Ministerial Direction.	N/A
5.3 Farmland of State and Regional Significant on the NSW Far North Coast	The Ministerial Direction is not relevant to the proposal.	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	The Ministerial Direction is not relevant to the proposal.	N/A
5.9 North West Rail Link Corridor Strategy	The Ministerial Direction is not relevant to the proposal.	N/A

5.10 Implementation of Regional Plans	Refer Table 2 of this report for an assessment of the Planning Proposal against the key actions and strategies of the Greater Sydney Region Plan.	Consistent
5.11 Development of Aboriginal Land Council Land	The Ministerial Direction is not relevant to the proposal.	N/A
6. Local Plan Making		
6.1 Approval and Referral Requirements	The Planning Proposal is consistent with this direction as it does not alter any approval or referral requirements or identify development as designated development.	Consistent
6.2 Reserving Land for Public Purposes	As part of the conservation strategy for <i>Glenlee</i> , the Planning Proposal includes a proposed RE1 Public Recreation zone for the eastern ridgeline of the Site.	Approval of Campbelltown City Council and the Secretary is sought.
6.3 Site Specific Provisions	The Planning Proposal includes an additional permitted use (<i>Function Room</i>) for <i>Glenlee</i> but does impose any development standards or requirements in addition to those already contained in CLEP 2015. The planning proposal does not contain or refer to drawings that show details of a development proposal for the proposed additional permitted use.	Consistent.
7. Metropolitan Planning		
7.3 Parramatta Road Corridor Urban Transformation Strategy	The Ministerial Direction is not relevant to the proposal.	N/A
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	The Ministerial Direction is not relevant to the proposal.	N/A
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The Ministerial Direction is not relevant to the proposal.	N/A
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The Ministerial Direction is not relevant to the proposal.	N/A

7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The Ministerial Direction is not relevant to the proposal.	N/A
7.8 Implementation of the Western Sydney Aerotropolis Plan	The Planning Proposal does not undermine the achievement of its objectives, planning principles or priorities of the Western Sydney Aerotropolis Plan.	Consistent
7.9 Implementation of Bayside West Precincts 2036 Plan	The Ministerial Direction is not relevant to the proposal.	N/A
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	The Ministerial Direction is not relevant to the proposal.	N/A
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	The Ministerial Direction is not relevant to the proposal.	N/A
7.12 Implementation of Greater Macarthur 2040	The Planning Proposal is consistent with Greater Macarthur 2040 as it applies to the MPURA	Consistent
7.13 Implementation of the Pyrmont Peninsula Place Strategy	The Ministerial Direction is not relevant to the proposal.	N/A

5.3 ENVIRONMENTAL, SOCIAL OR ECONOMIC IMPACT

IS THERE ANY LIKELIHOOD THAT CRITICAL HABITAT OF THREATENED SPECIES, POPULATION OR ECOLOGICAL COMMUNITIES, OR THEIR HABITATS WILL BE ADVERSELY AFFECTED AS A RESULT OF THE PROPOSAL?

CLEP 2015 does not identify the Site as containing any areas of terrestrial biodiversity significance. The exhibited draft Cumberland Plain Conservation Plan does not identify any native vegetation of any significance, any threatened ecological communities or Koala habitat within the site. The draft Plan also does not identify any strategic conservation value attributable to the Site.

ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?

This section outlines relevant environmental considerations resulting from the Proposal and how they would be addressed.

FLORA AND FAUNA

The Site is not identified as containing any areas of terrestrial biodiversity significance, including the identification of any native vegetation subject to the Cumberland Plan Conservation Plan which was recently on exhibition.

STORMWATER & DRAINAGE

A small section of the northern bowl area is subject to flooding. Future development of the site as envisaged by the development concept plan will require incorporation of flood mitigation and water cycle management measures as part of that future development. This may include potential civil design measures such as minor filling / compensatory cut to maintain flood storage capability, stormwater detention, gross pollutant traps and bio-retention to manage stormwater quantity and quality from future development. Should this Planning Proposal

be supported, a Water Cycle Management Strategy can be undertaken post-Gateway determination to quantify mitigation measures that could also be incorporated into a site specific DCP.

HERITAGE

A Conservation Management Plan ('CMP') has been prepared by Tropman and Tropman and accompanies the Proposal. The overall aim of the CMP is to review and update existing documentation of the property, investigate and analyse the physical evidence available to review the existing statement of heritage and cultural significance, and to provide management guidelines to enable this significance to be retained into the future.

The CMP includes consideration of Aboriginal Heritage. The Aboriginal Heritage Assessment by AMBS Ecology (Appendix B of the CMP) identifies two Aboriginal sites recorded on the edges but within the current lot boundaries and two just outside the site. Figure 124 of the Assessment identifies Indigenous Archaeological and cultural sensitivity zones relating to the potential for finds due to the hilltop viewing point. It does prevent however building to small scale development at the base of the hill. Portions of the study area have potential to retain Aboriginal heritage objects in a disturbed context and are considered to be of moderate archaeological research potential. As such, the study area does not meet the scientific (archaeological) value for Aboriginal Heritage. Aboriginal heritage does not place a restriction on development to north and south east as proposed. The recommendations in Section 7 of the AMBS report would be implemented in full as part of future development of the Site.

Sections 6.7 and 6.8 of the CMP identify opportunities for future use of the Site. A summary of these opportunities is provided below:

- Continue the historic use of Glenlee homestead, outbuildings and grounds as a family residence as part of the remnant core of a Colonial farm estate. This would be the most desirable use of the site and buildings. Opportunities for use of grounds (paddocks) for grazing would be desirable however given the small size of the site, and the lack of fertility of the remaining lands, this option may not be feasible or financially viable enough to sustain the property.
- Subject to careful planning, utilise the Glenlee homestead, outbuildings and grounds as a community centre or club house for housing located around the estate.
- Utilise the Glenlee homestead, outbuildings and grounds as a compatible commercial enterprise.
- New small scale buildings to the rear (north/east) of the house/in the farm/outbuilding complex that are screened from the Glenlee homestead.
- The potential for residential development beyond the visual setting of the homestead, provided the significance of the place is retained by screening.

The Development Concept

In response to the identified opportunity for residential development referred to above, a concept for the future development of the site – and on which the proposed amendments to CLEP 2015 are based – has been prepared by Architectural Projects Pty Limited. Key elements of the concept are:

- The dedication of public land which forms part of this proposal will ensure the retention of open space around the house into perpetuity. This will enable the public to have access to the site surrounds. This is identified as Area 2 on the Concept Plan.
- Retention of the access road to the homestead group. Retention of the fully restored family residence, and outbuildings.
- Restoration of the Gate Lodge.
- Retention of the visual setting for Glenlee House and Outbuilding by definition of the parish line and sensitive location of variable planting to screen existing, approved and future sensitive development.
- Definition of a curtilage to Glenlee House, outbuilding and Gate lodge and paddocks based on the historic archaeological and visual setting identified in the CMP.

- Primary visual setting (south of parish line) – forming the curtilage. (The Proposed Curtilage)
- Secondary visual setting (north of parish line) – lying beyond the curtilage
- New development is proposed to the northern bowl and south east foot slopes.
- New development to the northern bowl (600sqm lots) is located within the secondary visual setting and is to be well screened from the house and outbuildings by a hedge on the parish line. Significant views to Mount Annan and Camden Park from Glenlee House and the primary visual setting are retained. Screening to the parish line interprets the historic lot and provides screening to higher view to Mt Annan. New access roads are screened by the tree line and the hedge along the parish line. Critical to the success of all buildings is their single storey scale (5m height limit) with no dormers or window opening above 2100mm and recessive materials which allow them to be suitably screened by vegetation. The gaps in the rows is intended for permeability and paths not planting as the formal planting would achieve the landscape dominance.
- Limited new development (2,000sqm lots) on the south east lower slopes is located within the primary visual setting. The scale of development is equivalent to scale of vernacular outbuildings within defined building envelopes and screened by cluster planting.

A Heritage Impact Statement ('HIS') has been prepared to consider the impact of the development concept for the northern bowl and south-east foot slopes. The HIS accompanies this Proposal and in summary finds the following:

- Retention of the house and outbuilding within a defined visual setting that interprets the 1832 lot boundary and grant holding will allow an interpretation of the significance of the site.
- The impact of new development on the heritage significance of the item is minimised by restricting new development to the northern bowl and south-east foot slopes, screened from the heritage item and incorporating built form control measures that ensure future development is subservient to the heritage item and retains a sense of the pastoral setting.

Development of site specific DCP provisions based on the above key elements that are incorporated into the Menangle Park DCP will supplement the proposed LEP amendments in allowing future development to proceed. This will ensure the heritage significance of the Site is maintained and adheres to the principles of the CMP.

CONTAMINATION

A Preliminary Site Investigation (PSI) were undertaken by Douglas and Partner's which was to identify any area of contamination which may prohibit the proposed rezoning to progress. The PSI, which accompanies this Proposal, identifies a total of ten (10) Areas of Environmental Concern (AEC) the Site. The AEC are a results of previous land use and management across the Site including utilisation of the Site as an orchard for the cultivation of olives.

Any future development of the site will be subject to further detailed environmental investigations and these matters addressed as part of future a development application/s. The site can be made suitable for the proposed uses.

BUSHFIRE RISK

As outlined earlier in this report, the Site is identified as bushfire prone land, being predominantly *Vegetation Category 3* with *Vegetation Buffer* surrounding the *Glenlee* Homestead Precinct.

In respect to bushfire risk:

- The existing bushfire hazard within 140m of the existing *Glenlee* Homestead and outbuildings consists of *grassland* in accordance with *Planning for Bushfire Protection 2019* ('PBP 2019'). Low density residential development within the proposed E4 zoned Northern Bowl and Large Lot Residential development in the South East Foot Slopes would partly remove the bushfire risk to this building group, leaving the proposed

RE1 open space area to be dedicated to the east (Area 2 on the development concept plan) and the visual curtilage to be retained to the south west (Area 3 on the development concept plan) as *grassland*.

- The bushfire hazard within 140m of the proposed E4 zoned Northern Bowl (Area 4 on the development concept plan) consists of *grassland* to its south-east and north-east. Land to the south-east largely comprises the proposed RE1 open space area to be dedicated (Area 2 on the development concept plan) with the remainder forming part of visual curtilage being retained in private ownership. Land to the north-east of the Northern Bowl, zoned part RE1 Public Recreation and part R5 Large Lot Residential, will ultimately be developed by others and reduce bushfire risk.
- The bushfire hazard within 140m of the proposed E4 zoned Large Lot Residential development in the South East Foot Slopes (Area 5 on the development concept plan) consists of *grassland* to its north-east and west. Land to the north-east comprises the proposed RE1 Open Space area to be dedicated (Area 2 on the development concept plan). Land to the west comprises the the visual curtilage to be retained (Area 3 on the development concept plan).
- Asset Protection Zones are capable of being provided in the interim and long term to protect proposed low density development in the Northern Bowl (Area 4) and large lot development in the South East Foot Slopes (Area 5) to meet the requirements of PBP 2019.
- Future construction standards, access and utilities are capable of being provided at the development stage to meet the requirements of PBP 2019.

ACOUSTIC / VIBRATION IMPACTS

The Site adjoins the Main Southern Railway corridor, with the proposed Spring Farm Parkway nearby to the south.

The future residential development of the Northern Bowl as intended by this Planning Proposal would be nearby to the Main Southern Railway Line. The trains that use this section of the railway corridor are passenger trains on the Southern Highlands line, XPT Regional trains and freight trains. It is noted that this section of the corridor is in cut, assisting in noise mitigation from passing trains.

The future residential development of the South-East Lower Slopes as intended by this Planning Proposal would see a small number of dwellings nearby to the future Spring Farm Parkway.

Section 3.5 of the NSW Department of Planning's *Development near Rail Corridors and Busy Roads (Interim Guideline)* states:

"The following provides an overall summary of the assessment procedures to meet the requirements of clauses 87 and 102 of the Infrastructure SEPP. The procedure covers noise at developments for both Road and Rail.

- *If development is for the purpose of a building for residential use, the consent authority must be satisfied that appropriate measures will be taken to ensure that the following L_{Aeq} levels are not exceeded:*
 - *In any bedroom in the building: 35dB(A) at any time 10pm-7am*
 - *Anywhere else in the building (other than a garage, kitchen, bathroom or hallway): 40dB(A) at any time."*

It is understood typical residential building elements for a bedroom and living space in a residential dwelling will produce an approximate 20dBA reduction on noise measured/predicted at the façade intruding into a bedroom or living space. On this basis to meet the above noise criterion with typical residential building elements a maximum level of 55dBA during the night time and 60dBA during the day time at the façade for bedrooms and living spaces would be required. Typical measures, if required, that are capable of attenuating noise to meet this criterion include thicker laminated glass to window facades facing the noise source and door seals. Specific and detailed assessment of road and rail noise impacts can be dealt with either as post-gateway requirements or (preferably) at development application stage when detailed lot layout and finished surface levels are available to more accurately determine noise levels and any required noise attenuation measures.

Trains induce ground borne vibration that is transmitted through the subsoil. These vibrations can be perceptible close to railways, meaning that residential development in the Northern Bowl may, in part, be subject to rail vibration impacts from passing trains.

The aforementioned *Development near Rail Corridors and Busy Roads (Interim Guideline)* references the DECCW *Assessing Vibration – A technical guideline* which recommends that habitable rooms should comply with the criteria therein which is in line with the requirements of British Standard BS 6472:1992 "Evaluation of Human Exposure to Vibration in Buildings (1Hz to 80Hz)". As with rail noise, specific and detailed assessment of rail vibration impact can be dealt with either as post-gateway requirements or (preferably) at development application stage when detailed lot layout and finished surface levels are available to more accurately determine any required attenuation measures.

SERVICES AND UTILITIES

Sewer

Currently there is no sewage system that services Menangle Park. The existing Menangle Park village is serviced by on-site sewage systems. Servicing investigations as part of the current planning proposal under consideration for Menangle Park, i.e. PP_2020_CAMPB_003_00 state that:

- Sydney Water has current plans for two stages of wastewater services infrastructure delivery to Menangle Park. The first stage of wastewater infrastructure has recently been completed with a pumping station built that can service up to 700 dwellings (SP1185). A rising main from this pumping station runs along the western boundary of the Site the subject of this proposal and ultimately connects to the Glenfield Sewer Treatment Plant. This pumping station has the capacity to be upgraded (by adding additional pumps) as required by demand as additional development occurs.
- The second stage of development will come on-line with the development of the southern catchment of the 'zoned' area of Menangle Park. This package will include:
 - Sewage Pumping Station (SP1186) – south of Menangle Road; and
 - 1.9km rising main between SP1186 to the recently constructed SP1185.
- The existing rising main and pumping station SP1185 have been sized based on the 'zoned' lot yield of approx. 3400 lots for Menangle Park.
- An increase in lot yield as intended by the Planning Proposal will require investigation by Sydney Water to confirm the extent of any additional infrastructure required, which may include a duplication of the rising main to Glenfield Sewer Treatment Plant.

Sydney Water's *Growth Servicing Plan 2019 – 2024* identifies the MPRA is under options planning for wastewater services to identify the preferred high-level servicing option and location, route, staging and size, with progress to Concept Design when land is rezoned. Sydney Water would also consider additional potential wastewater demand such as that generated by this Proposal as part of post-Gateway investigations, should this Proposal be supported.

Potable Water

The Macarthur Water Filtration Plant currently services Menangle Park. Servicing investigations as part of the current planning proposal under consideration for Menangle Park, i.e. PP_2020_CAMPB_003_00 state that:

- The Plant has current capacity to service approximately 700 additional lots within the Menangle Park Release Area (MPRA).
- To service additional demand beyond 700 lots Sydney, the Campbelltown South Water System will be extended to service the MPRA, with capacity in the wider system to cater for an increased lot yield of 6000 dwellings. Sydney Water are currently updating their planning and sizing to service the MPRA. I

Sydney Water's *Growth Servicing Plan 2019 – 2024* identifies the MPRA is under options planning for potable water services to identify the preferred high-level servicing option and location, route, staging and size, with progress to Concept Design when land is rezoned. Sydney Water would also consider additional potential potable water demand such as that generated by this Proposal as part of post-Gateway investigations, should this Proposal be supported.

Electrical Reticulation

A 330kv transmission line traverses the northeast corner of the MPRA from Menangle Road to north of the M31. Two 66kv lines traverse the northeast corner of the MPRA from Menangle Road to the TransGrid site. The existing Menangle Park village is supplied power from overhead power lines on Menangle Road.

Servicing investigations as part of the current planning proposal under consideration for Menangle Park, i.e. PP_2020_CAMPB_003_00 state that:

- The existing overhead power lines on Menangle Road have the capacity to service an additional 600 lots.
- Endeavour Energy is undertaking a 66 kV feeder (located in the same services corridor as the Sydney Water wastewater rising main along the western boundary of the Site) to service a zone substation located adjacent to the Sydney Water Pump Station SP1185. The completed zone substation (to be completed 2020) will service the balance of the Menangle Park precinct.

On this basis it is therefore understood that sufficient 'bulk' power will be available to service a future development resulting from this Planning Proposal. This can be confirmed as part of investigations post-Gateway determination.

Telecommunications

Existing telecommunication reticulation in the locality, including NBN, can be extended to service a future development resulting from this Planning Proposal. This can be confirmed as part of investigations post-Gateway determination.

Gas

Gas is a non-essential service and is currently not available to the existing Menangle Park village. Dependent on the construction of lead-in gas main infrastructure along Menangle Road and the surrounding 'zoned' Menangle Park area, it may be possible to extend this infrastructure to service future development resulting from this Planning Proposal.

TRAFFIC

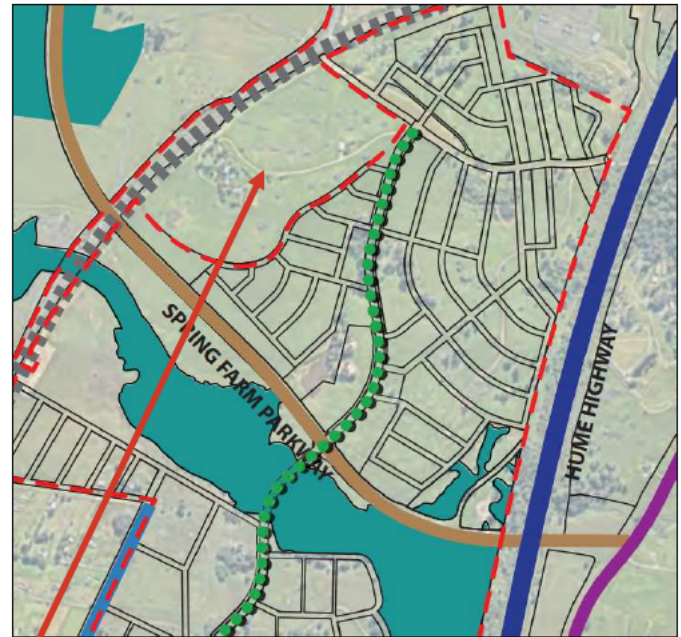
The Site currently has access to Menangle Road and the wider connecting road network from Glenlee Road. Glenlee Road is connected at its western end to a public road 10.06 wide under the care and control of Council Road but maintained by the Wilsons with the knowledge of Council.

Future development of the Site as a result of this Planning Proposal would ultimately connect into the future surrounding road network as envisaged by the existing *Indicative Street Layout Plan* contained in the Menangle Park DCP (Figure 1.3 of the DCP) or as amended as a result of the planning proposal for the adjoining land currently under consideration, i.e. PP_2020_CAMPB_003_00. See **Figures 21 & 22** below.

Figure 14: Existing Indicative Street Layout Plan



Figure 15: Proposed street layout under
PP_2020_CAMPB_003_00



The Site

The future development of the Site as a result of this Planning Proposal, in the context of the overall MPURA development yield and traffic implications is relatively minor. Further traffic considerations to confirm the capacity of the road network to cater for the Proposal can be undertaken either post-Gateway determination or at development stage.

HOW HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED SOCIAL AND ECONOMIC EFFECTS?

The Proposal will contribute to the social and economic benefit of the wider precinct. The provision of additional housing responds to the Plan, District Plan and local strategic documents which identified the Site as an urban release area.

Through the amendments of the CLEP2015 they key social and economic impacts the proposal would provide are:

- Access to additional dwellings which would add to the diversity in format and size of housing options. The delivery of large lot residential and larger than 'standard' low density lot sizes will attract a diverse range of buyers.
- The additional households, through construction and increased local population, would contribute to and support, in a minor way, the economic activity throughout the broader community whilst contributing to the creation of a '30-minute city'.
- The Proposal would provide the benefit of passive open space & recreation amenity well beyond the demand it would create and to the benefit to the wider community.

5.4 STATE AND COMMONWEALTH INTEREST

IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL

The future development of the Site as a result of this Planning Proposal would marginally increase the demand for public infrastructure. Services infrastructure demand has been addressed previously in this report (see Services and

Utilities discussion). Other public infrastructure considerations would be managed through local developer contributions, proposed State Infrastructure Contributions or under possible VPA arrangements.

WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH GATEWAY DETERMINATION?

No consultation with Commonwealth authorities have been carried out to date. The NSW Heritage Office has been consulted extensively in the preparation of the Conservation Management Plan accompanying this submission. Heritage Council endorsement is currently being sought for the Conservation Management Plan.

It is anticipated that the following public authorities / state agencies following a Gateway determination to proceed:

- NSW Heritage Office
- Transport NSW
- NSW Education
- Subsidence Advisory Board NSW
- Sydney Water
- Endeavour Energy

6. COMMUNITY CONSULTATION

In accordance with Section 3.34 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the Gateway Determination. It is anticipated the Proposal will be required to be publicly exhibited for a minimum of 28 days in accordance with the requirements of the Department of Planning and Environment guidelines '*A guide to preparing local environmental plans*. It is anticipated that the public exhibition would be notified by way of:

- A public notice in local newspaper(s).
- A notice on Campbelltown Council website.
- Written correspondence to adjoining and surrounding landowners.

The Gateway determination, Proposal and any further specialist studies required and draft DCP controls would be publicly exhibited by Council's offices and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

7. CONCLUSION AND RECOMMENDATIONS

The proposed amendments to CLEP2015 would enable greater opportunity for positive outcomes resulting from the future development of the Glenlee Estate. They are consistent with surrounding land use context and character, with the limited residential development aligning with the key strategic directions for the locality.

In summary, the proposed amendments to the CLEP2015, is considered appropriate for the following reasons:

- It enables the retention and ongoing conservation of the house and outbuilding within a defined visual setting that interprets the 1832 lot boundary and grant holding will allow an interpretation of the significance of the site.
- The impact of new development on the heritage significance of the item is minimised by restricting new development to the northern bowl and south-east foot slopes, screened from the heritage item and incorporating built form control measures that ensure future development is subservient to the heritage item and retains a sense of the pastoral setting. Development of site specific DCP provisions based on the above key elements and incorporated into the Menangle Park DCP will supplement the proposed LEP amendments in ensuring the heritage significance of the Site is maintained and adheres to the principles of the CMP
- The Proposal is consistent with the State, Regional and Local strategic planning framework. As described through this report, the proposed development is consistent with the priorities and directions of Greater Sydney Region Plan, the Western City District Plan and Greater Macarthur 2040.
- The Proposal would contribute to diversity in the local housing market to accommodate population growth and improve housing supply, choice and affordability.
- The existing and future planned infrastructure and services for Menangle Park have the capacity to effectively service demand from development under this Proposal; and
- Overall, there are no anticipated adverse social or economic impacts that would arise from the proposal. Rather, the proposed development would contribute to the creation of a vibrant, integrated precinct, defined by public domain, high quality design and the integration of an array of land uses.

Overall, the Proposal will result in desirable urban development and conservation management outcomes. The Proposal therefore warrants the support of Council to proceed to Gateway Determination by the Department of Planning & Environment.