

Planning Proposal Request for Glenlee Estate – Statement of Key Principles of a VPA offer

One of the key objectives of this Planning Proposal is provide a long-term conservation outcome for the significant elements of the *Glenlee* House Estate. The limited development of the Site resulting from the Planning Proposal 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.