

## 8.6 Planning Proposal - "Glenlee Estate" Menangle Park

### Reporting Officer

Executive Manager Urban Release and Engagement  
City Development

### Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.8 - Enable a range of housing choices to support different lifestyles

### Officer's Recommendation

1. That Council forward the attached draft Planning Proposal (attachment 1) relating to land comprising "Glenlee Estate" (No.60) Menangle Road Menangle Park, to the Department of Planning, Industry and Environment seeking endorsement of Gateway Determination.
2. That should the Minister determine under section 3.3.4(2) of the *Environmental Planning and Assessment Act 1979*, that the proposal may proceed without significant amendment, Council publicly exhibit the draft Planning Proposal in accordance with the Gateway Determination.
3. That following the public exhibition:
  - (a) where submissions are received by Council during the public exhibition period, a submissions report be presented to Council, or
  - (b) where no submissions are received by Council during the public exhibition period, the draft Planning Proposal be finalised.
4. That subject to recommendation 3(a) Council exercise via the General Manager the approval functions of the Minister under Section 3.36 (2)(a) of the *Environmental Planning and Assessment Act 1979*, to make the relevant amendments to the Campbelltown Local Environmental Plan 2015, pursuant to the instrument of delegation dated 20 November 2012.

## Executive Summary

1. A Planning Proposal Request (attachment 3) was submitted to the Council that applies to land at No. 60 Menangle Road, Menangle Park (Lots 1, 2 and 3 DP 713646). The land is known generally as the Glenlee Estate (the Land).
2. The Planning Proposal Request seeks to rezone the Land from RU2 Rural Landscape to part E2 Environmental Conservation, part E3 Environmental Management, part E4 Environmental Living and part RE1 Public Recreation, and reduce the existing building height of 8.5 m to 5.0 m in respect of the proposed development precincts and establish minimum lot sizes ranging from 600 m<sup>2</sup> to 2,000 m<sup>2</sup> and residue minimum lot sizes of 2 ha and 5 ha for elements of the revised curtilage.
3. The proposal is considered to demonstrate strategic and site specific merit, by providing for an under supplied housing type in a manner that fulfils the draft Campbelltown Housing Strategy and objectives and principles of the Local Strategic Planning Statement. The proposal has been developed with due regard to the environmental sensitivities of the site including its unique heritage.
4. The proposal demonstrates a public benefit via the proposed zoning and dedication of the significant ridge for public open space and ongoing conservation strategy of the important heritage elements and setting of the State Significant holding. This is secured by a formal offer to enter into a Planning Agreement under Section 7.4 of the *Environmental Planning and Assessment Act 1979*.
5. As the site forms part of the Menangle Park Urban Release Area, future subdivision would be dependent upon development of adjoining lands to provide the necessary lead-in services.
6. The Campbelltown Local Planning Panel (the Panel) provided advice in support the proposal, subject to consolidation of the proposed E2 and E3 zone as a single E3 zoned precinct and a single allotment, the introduction of controls in respect of buildings in Area 5 (the southern foot slopes) and submission of an irrevocable offer in respect of proposed land dedication and conservation actions in perpetuity.

## Purpose

To assist Council in its decision whether to support the progression of the subject application for a Gateway Determination in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

<b>Property Description</b>	Lots 1, 2 and 3 DP 713646, Known as Property No. 60 Menangle Road, Menangle Park (Glenlee Estate)
<b>Application No</b>	2527/2016/E-PP
<b>Applicant</b>	Premise Australia Pty Ltd.
<b>Owner</b>	Mrs Patricia Maree Wilson and Mr William David Wilson
<b>Provisions</b>	Campbelltown Local Environmental Plan 2015 Section 9.1 Ministerial Directions Greater Sydney Region Plan Western City District Plan Campbelltown Community Strategic Plan Campbelltown Local Strategic Planning Statement Campbelltown Local Housing Strategy State Environmental Planning Policies Campbelltown (Sustainable City) Development Control Plan 2015 State Environmental Planning Policy (Sydney Region Growth Centres)

## Subject Site

The land subject to the Planning Proposal Request is at No. 60 Menangle Road, Menangle Park on Lots 1, 2 and 3 DP 713646 (the Land). It is generally identified as the Glenlee Estate and has an area of 17.86 ha. The Land is located off Glenlee Road within the Menangle Park Urban Release Area (MPURA) and is surrounded by land zoned generally for urban purposes. The Land is located approximately 5 kilometres south of the Campbelltown CBD.

The Main Southern Railway aligns with the north western boundary of the Land with proposed industrial development beyond. The north eastern and south eastern boundaries abut residential and open space zoned land; whilst the proposed Spring Farm Parkway and future open space are located to the south of the Land. Further, the Land is visually connected to the former Glenlee Coal Washery, Australian Botanic Garden Mount Annan and broader Nepean River flood plain.

The Land is occupied by the Glenlee House, gardens, gate lodge (remnants) and outbuildings and comprises an open general rural landscape. This broader landscape has been extensively cleared for past agricultural activities, including until recently an olive grove.

The area of the Land comprising, the homestead, outbuildings, garden and gate lodge (and rural setting), is listed as a State Heritage Item (CLEP Item No. I00009).

The Land is part of a historically significant pastoral holding and was created in its current form as a reduced property holding when in the former ownership of the NSW State Planning Authority in 1972.

### **Planning Proposal Request**

The Planning Proposal Request (PPR) was initially lodged by Michael Brown Planning Strategies and subsequently amended by Premise (Australia Pty Ltd) on behalf of the land owner (attachment 3).

The current PPR seeks to amend the Campbelltown Local Environmental Plan 2015 (CLEP) by:

- rezoning the site from RU2 Rural Landscape to a range of zones including E2 Environmental Conservation, E3 Environmental Management, E4 Environmental Living and RE1 Private Recreation
- amending the Minimum Lot Size from 40 ha to part 2,000 m<sup>2</sup>, part 600 m<sup>2</sup>, part 5 ha and part 2 ha and
- reducing the maximum height of buildings from 8.5 m to 5.0 m, with the exception of the Homestead precinct, where the 8.5 m maximum will remain.

The supporting Concept Masterplan proposes approximately 77 Environmental Living lots including a ridgetop park and the residue Homestead precinct. The Concept Masterplan, if supported, would be translated into a future DCP amendment.

The applicant promotes that the proposal would provide a public benefit through the:

- preservation of the important local ridge as open space to support public access
- establishment of a framework for the long-term conservation of the Glenlee Estate, including the restoration of the gate lodge and enhancement of all buildings generally to a maintainable standard and provision for future maintenance and
- provision of large-lot, lifestyle homes that are currently under-represented in the LGA's planning.

The proposal is supported by the following technical studies:

- Glenlee Estate – Conservation Management Plan (Tropman and Tropman Architects)
- Glenlee Estate – Aboriginal Heritage Assessment (AMBS Ecology and Heritage)
- Historical Archaeological Assessment Glenlee (Casey and Lowe Pty Ltd)
- Glenlee Estate – Heritage Impact Statement proposed subdivision and development options (Architectural Projects)
- Preliminary Site Investigation for Contamination – (Douglas Partners)



It is noted that the Aboriginal Heritage Assessment and Aboriginal Heritage Assessment are reproduced as Appendices in the Conservation Management Plan (CMP).

On 29 October 2019, Councillors were briefed on the proposal and were generally supportive of the matter progressing in the form submitted.

### **Campbelltown City Local Planning Panel (CLPP)**

The PPR was considered by the Campbelltown City Council Local Planning Panel (the Panel), at its meeting on 28 April 2021 who provided the following advice:

1. That Campbelltown City Council Local Planning Panel considers that the proposal has sufficient strategic and site specific merit in regard to the values of the Glenlee House (State Heritage Item), natural environment, dwelling diversity, open space provisions and consistency with relevant requirements of the Regional and District Plans to warrant progressing to the Gateway stage and advises the Council that it supports the Planning Proposal Request to amend the Campbelltown Local Environmental Plan 2015 as outlined in the Officer's report proceeding to Gateway provided that:
  - a. The proposal includes an appropriate mechanism or control to limit dwelling size and provide for an adequate landscape setting for dwellings and ancillary development;
  - b. A development control plan is prepared prior to exhibition of the planning proposal which reflects the recommendations for precinct based development controls as outlined in the Heritage Impact Statement for area 4 (Northern Bowl) and area 5 (Southern Corner). In addition, further controls should be included in relation to building footprints, clustering of buildings and maximum number of buildings on lots within area 5 (Southern Corner).
  - c. The homestead and southern pastures grouping be consolidated into a single E3 Environmental Management zone with an associated amendment to the minimum lot size map to support consolidation into a single holding.
2. The Panel noted the planning proposal lacked any mechanism that would otherwise guarantee the delivery of the various public elements to be provided in support of the proposal. The Panel advised that the applicant should commit to submitting a formal irrevocable offer that addresses such matters as land dedication and conservation actions in perpetuity prior to consideration of the proposal by the Council.

In response to this advice, the land owner has since formally written to the Council making an irrevocable offer to enter into a Planning Agreement under Section 7.4 of the EP&A Act, which will operate if the CLEP is amended in accordance with the proposal.

### **Planning Proposal**

A draft Planning Proposal (PP) has been compiled based on the PPR and the advice of the Panel that pertains to the proposed amendment of CLEP (attachment 1). The relevant amendments to the PPR reflected in the draft PP included:

- An appropriate control to limit the building footprint of proposed dwellings and ancillary development and in doing so provide an adequate landscape setting.

- Consolidation of the proposed E2 Environmental Conservation and E3 Environmental Management Zones, into a combined E3 Environmental Management zone and provision that precludes further subdivision.

The applicant is currently drafting an irrevocable offer that addresses land dedication and conservation actions in perpetuity. Should Council support progression for Gateway Determination, the provision of this undertaking would be recommended as a condition of Gateway.

Further, some of the Panel recommendations would be addressed within a site specific amendment to Volume 2 of the Campbelltown Sustainable City Development Control Plan (CSCDCP).

## **Report**

This report considers the strategic context of the PPR in relation to State and local planning policies and the potential impacts of the proposal.

### **1. Strategic Context**

The following State and local planning policies are relevant to the draft PP as discussed below.

#### **1.1 Greater Sydney Region Plan - A Metropolis of Three Cities**

The Metropolis of Three Cities (GSRP) has been prepared by the NSW State Government to guide Greater Sydney land use planning decisions for the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 817,000 new jobs and 725,000 new homes by 2036. The GSRP identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

The land is located within the MPURA. The initial stages of residential development are noted to have commenced and trunk service infrastructure under construction.

A detailed assessment of the PPR against the relevant Directions and Objectives of the GSRP is provided in attachment 2

#### **1.2 Western City District Plan**

The Western City District Plan (WCDP) sets out more detail with respect to the anticipated growth in housing and employment in the Western District and strategic corridors and amongst other things, is intended to inform the assessment of planning proposals.

The PPR is considered generally consistent with the WCDP. Importantly it provides increased housing diversity which would be serviced by requisite infrastructure as urbanisation of the precinct occurs.

An assessment of the PPR against the relevant Directions and Priorities of the WCDP is provided in attachment 2 and discussed in Section 1.7 below.

### **1.3 Consideration of State Regional Environmental Plans**

The PPR is considered generally consistent with relevant State Regional Environmental Plan No. 20 – Hawkesbury – Nepean River (No.2) which applies to the site. A statement of consistency is provided in attachment 2.

### **1.4 Consideration of State Environmental Planning Policies**

The PPR is considered generally consistent with relevant State Environmental Planning Policies (SEPP) that apply to the site. A detailed list of the SEPPs and statement of consistency is provided in attachment 2.

### **1.5 Consideration of Section 9.1 Ministerial Directions**

The PPR is considered generally consistent with Section 9.1 directions issued by the Minister for Planning; with the exception of two justifiable inconsistencies in respect of Rural Zones (Direction 1.2) and Mine Subsidence and Unstable Land (Direction 4.2).

With regard to rural land it is noted to have limited agricultural potential and the most significant open rural landscapes can be protected in the draft PP (attachment 1) by the proposed E3 Environmental Management Zone. The mining of coal resources beneath the MPURA was restricted at the time of rezoning for urban purposes. This restriction applies to the limited portion of the site which falls within the South Campbelltown Mine Subsidence District.

A detailed commentary in respect of the relevant Section 9.1 directions forms attachment 2.

### **1.6 Campbelltown Community Strategic Plan 2017-2027**

The Campbelltown City Community Strategic Plan (CSP) is a 10-year vision that identifies the main priorities and aspirations for the future of the Campbelltown City Local Government Area (LGA) and is Council's long term plan to deliver the community inspired vision.

The CSP acknowledges and promotes the need to provide for housing diversity and affordability in a structured way, whilst preserving the important cultural heritage and natural attributes of the LGA and facilitating its promotion.

The PPR is generally consistent with the CSP and would support the following outcomes:

<b>CSP Outcome</b>	<b>Statement of Consistency</b>
<b>Outcome 1</b>	
A vibrant, liveable city	<ul style="list-style-type: none"> <li>The proposed environmental living allotments would provide a niche form of housing choice that is not well represented in the locality.</li> <li>The proposed development provides a framework to identify lands for landscape screening, environmental management, stormwater management, access and maintenance, consistent with the values of the landscape, and to prevent incidental or subsequent development of the lands in a way that is consistent with the objective of the proposal.</li> </ul>
<b>Outcome 2</b>	
A respected and protected natural environment	<ul style="list-style-type: none"> <li>The Proposal aims to minimise impacts on the natural environment.</li> </ul>
<b>Outcome 3</b>	
A thriving, attractive city	<ul style="list-style-type: none"> <li>It is proposed to zone and dedicate strategically significant scenic land and to provide public access to such land.</li> <li>There are prospects of greater public (physical and visual) access to the unique heritage qualities of the Estate.</li> </ul>
<b>Outcome 4</b>	
A successful city	<ul style="list-style-type: none"> <li>The proposed large lot environmental living allotments would provide a form of desired housing that is identified by Council's Housing Strategy, and uniquely located as required to attract knowledge jobs to Campbelltown.</li> </ul>

### 1.7 Campbelltown Local Strategic Planning Statement

The Campbelltown Local Strategic Planning Statement (LSPS) details Campbelltown City Council's plan for the community's social, environmental and economic land use need over the next 20 years. The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA). It seeks to:

- Provide a 20-year land use vision for the Campbelltown LGA
- Outline the characteristics that make our city special
- Identify shared values to be enhanced or maintained
- Direct how future growth and change will be managed

The LSPS responds to the Regional and District Plans and to the community's documented aspirations. The document establishes planning priorities to ensure that the Campbelltown LGA thrives now and remains prosperous in the future, having regard to the local context. The specific actions relevant to the PPR are discussed below:

<b>LSPS Action</b>	<b>Comment</b>
2.5: Contain urban development to existing urban areas and within identified growth and investigation areas, in order to protect the functions and values of scenic lands, environmentally sensitive lands and the Metropolitan Rural Area.	<p>The Glenlee Estate is located in the MPURA, which was rezoned principally for urban purposes in November 2017 and is surrounded by land zoned largely for urban purposes, including residential, industrial and open space.</p> <p>The PPR acknowledges the cultural and contextual sensitivity of the site by limiting the siting and form of proposed development. Additionally, it seeks to ensure the prominent ridgeline is conserved as public open space.</p> <p>Further, the limited areas identified for potential low density environmental living occur in locations considered less sensitive to the main vistas and cultural values of the heritage item. The revised curtilage contained within the supporting CMP ensures the items and areas of greatest cultural sensitivity are conserved.</p> <p>The site does not comprise part of the Metropolitan Rural Area.</p> <p>The proposed development of larger lot housing on land zoned E4 Environmental Living could be considered a form of rural-residential development as envisaged by the WCDP.</p>
3.6: Identify and promote the conservation of environmental heritage and sensitive environmental areas including the Georges River Corridor Landscape, Scenic Hills and Wedderburn.	<p>The PPR and specialist heritage documents have identified zones of sensitivity and limited areas for potential development that do not impact unacceptably on the important elements of the Estate and their setting. The proposal also identifies significant landscape elements such as the ridge which are to be retained for both resident and broader public enjoyment.</p> <p>The ultimate development scenario would provide a mechanism for facilitating the long-term conservation of the important cultural heritage elements of the Estate.</p>
5.11 Promote community management of scenic and cultural landscapes in the LGA	The proposal would provide for both private (through subdivision design) and public management (Ridgetop Reserve) of the important scenic and cultural landscape elements of the Estate.

In summary, the PPR is considered to be generally consistent with the actions of the Campbelltown Local Strategic Planning Statement.

## **1.8 Draft Local Housing Strategy 2020**

The draft Campbelltown Local Housing Strategy's (CLHS) primary aim is to examine the housing needs of Campbelltown's current and future residents and advances an evidence-based approach to managing sustainable housing growth to 2036.

Council has prepared the CLHS to align with the updated CLEP and WCDP, which is directly relevant to the future zoning of the subject land. Council considered a submission report at its meeting on 29 September 2020, where it resolved to adopt the Local Housing Strategy and forward it to the Department of Planning, Industry and Environment for endorsement.

The objectives of the CCLHS are as follows:

- Meet the housing needs of the future population
- Support urban containment
- Provide for housing that meets the needs of all households
- Encourage provision of new housing in locations that support the 30 minute city
- Encourage the planning of housing within neighbourhoods
- Manage the development of Greenfield release areas
- Facilitate the urban renewal of walkable catchments
- Support housing growth in the Campbelltown CBD
- Plan for incremental growth through infill development
- Promote high quality and environmentally sustainable residential environments

The housing vision for Campbelltown LGA is to provide sustainable, high quality and diverse range of housing options to meet the accommodation needs of the local community and future population growth.

The proposal would contribute to the diverse housing needs of the future population in a manner consistent with the principles of urban containment (as an infill site) and delivery of the 30 minute city as espoused in the CLHS.

Additionally, the proposal would be compatible with the desired neighbourhood character and promote a high quality and environmentally sustainable environment, which is consistent more broadly consistent with the objectives of the E4 – Environmental Living Zone.

### 1.9 Campbelltown Local Environmental Plan 2015

The CLEP is the principal environmental planning instrument for the City of Campbelltown.

A summary of the existing planning framework, proposed amendment and evaluation is summarised below. Attachment 1 provides the suggested CLEP amendments required to support the amendment.

CLEP Current	Proposed Amendment	Comment
<b>Land Use Zoning Map</b>		
The subject land is zoned RU2 – Rural Landscape	<p>The PPR seeks to rezone the site to the following:</p> <ul style="list-style-type: none"> <li>• E4 Environmental Living</li> <li>• E2 Environmental Conservation</li> <li>• E3 Environmental Management</li> <li>• RE1 Public Recreation</li> </ul>	<p>The proposed land use zones and their spatial distribution is based on a sensitivity analysis in the Conservation Management Plan for the estate, the Heritage Impact Statement translation and landscape objectives of the LSPS.</p> <p>Limited low density</p>

		<p>residential development in the 'northern bowl' and 'south eastern foot slopes' (Areas 4 and 5 respectively) are proposed to be zoned E4 Environmental Living Zone with the heritage sensitivities attached to the Homestead outbuildings and immediate curtilage appropriately zoned E2 and E3.</p> <p>The PP at attachment 1 combines the E2 and E3 zones as a common E3 zone in response to advice from the Panel.</p> <p>Protection of the strategic knoll and ridge as open space (RE1) is consistent with the principles of the LSPS and is the subject of a formal offer to enter into a voluntary planning agreement from the applicant.</p>
<b>Height of Building Map</b>		
The site current has a height limit of 8.5 m.	The PPR proposes to reduce the maximum building height to 5.0 m with the exception of the Homestead Precinct which will maintain a maximum building height of 8.5 m.	The reduction in maximum building height would ensure future development is low in scale as part of the strategy to minimise visual impacts.
<b>Minimum Lot Size</b>		
The minimum lot size within the subject land is 40 ha	<p>The PPR seeks to amend the minimum lot size to the following:</p> <ul style="list-style-type: none"> <li>• 600 m<sup>2</sup></li> <li>• 2,000 m<sup>2</sup></li> <li>• 20,000 m<sup>2</sup> (2 ha)</li> <li>• 50,000 m<sup>2</sup> (5 ha)</li> </ul>	<p>The proposed minimum lot sizes have been established having regard to the sensitivities of the site and the form of development considered appropriate for the site; it being noted that 2 ha and 5 ha was to prevent further subdivision of the residue curtilage with homestead and outbuildings.</p> <p>The draft PP at attachment 1 in a manner consistent with the consolidation of the E2</p>

		and E3 zone introduces a minimum lot size of 8 ha so as to prevent subdivision of the homestead precinct
<b>Site Coverage</b>	The PPR does not seek to address site coverage.	<p>In accordance with the advice of the Local Planning Panel, it is considered appropriate that the draft PP include provisions that limit the site coverage or floor area of future dwellings in areas 4 (Northern Bowl) and area 5 (Southern Corner). It is considered this amendment could be drafted in consultation with DPIE as a condition of Gateway Determination.</p> <p>A similar amendment is currently under consideration by DPIE in relation to the Glenfield Precinct – Macquarie Fields House and could be progressed in a consistent manner.</p>

The proposed E4 Environmental Living zone would cater for lifestyle lots within the precinct, and minimise the extent of development permissible. This zone does not support complying development and would ensure that local development is appropriately assessed via development applications, within the context of detailed site specific development controls in a relevant DCP amendment.

#### **1.10 Campbelltown (Sustainable City) Development Control Plan 2015**

Should the draft PP progress through the Gateway process, the Land would be subject to an amendment to the Menangle Park Site-Specific Development Control chapter located in Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP). This amendment would address the recommendation of the Local Planning Panel in respect of precinct based controls (as outlined in the Heritage Impact Statement), together with controls pertaining to building footprints, clustering of buildings and maximum number of buildings in area 5 (southern corner).

CSCDCP 2015 would accordingly be further amended in accordance with the LPP advice and Council's decisions on whether to support the proposal.



## 2. Environmental Evaluation

As the precinct is already located within a release area, the assessment is limited to likely impacts arising from the proposal as discussed below.

### 2.1 Environmental Heritage/Conservation

The site comprises a significant heritage holding and is importantly listed as a Stage Heritage Item. It was created as a composite holding in the 1970s when the State Planning Authority and Macarthur Development Board were rationalising properties acquired under the *Growth Centres Acquisition Act*.

The existing holding emerged in such context, with no recorded detail of its creation available apart from the “evolution” of land titles.

The draft PP includes a comprehensive heritage assessment and conservation strategies comprising:

- A Conservation Management Plan (CMP) for the estate
- An Aboriginal heritage assessment (appended to the CMP)
- An Historical archaeological assessment (appended to the CMP)
- A Heritage Impact Statement (HIS)

The above documentation has been compiled over several years and has been subject to reviews by the NSW Heritage Office, an independent heritage consultant engaged by Council and Council staff with a heritage background. The final review of the CMP by the NSW Heritage Office is nearing completion, with “endorsement” considered imminent.

The *Heritage Act* and EP&A Act do not require an “endorsed” CMP in the Planning Proposal pathway, nor is it required by Section 9.1 direction – Heritage Conservation. However, formal consultation with the Heritage Office would be required as a condition of Gateway.

The CMP does, however, form an important foundation in establishing zones of sensitivity in respects of the holding and by translation, limited development opportunities. It also outlines the immediate and future physical conservation requirements in the form of a future Heritage Agreement or similar.

The principles of a “Heritage Agreement” are detailed in the PPR. These have recently been refined in response to the recommendation of the CLPP and relevant legal and professional advice.

As a part of the irrevocable offer, the proponent states that it will register the Voluntary Planning Agreement (VPA) on the current titles of the land and reference the final Conservation Management Plan, inclusive of a Schedule of Works and related costings. A Bank Guarantee will be provided under the VPA to provide ongoing security for the conduct of the Heritage Conservation Works.

Under the VPA, initial conservation actions will need to be undertaken to ensure all heritage elements including the garden/landscape setting are at a “maintainable standard” before any future residential subdivisions are registered.

The proposed zoning regime (as amended in accordance with the recommendation of the Panel), including the dedication of the strategic land as (RE1 Public Open Space) and development standards in the form of minimum lot size and maximum height of buildings complete the planning framework for ensuring appropriate development outcomes and the conservation of the balance of the Glenlee Estate in perpetuity.

The limited Aboriginal cultural heritage matters identified relate to areas not proposed for development or on adjoining land and would be the subject of further development applications and related investigations where relevant.

## **2.2 Flooding and Stormwater Management**

The site is generally flood free apart from a small section adjacent to the northern boundary. Future development of the Concept Masterplan would require a comprehensive flood mitigation and stormwater management strategy.

Such a strategy would likely require civil works that modify the landscape to control the potential flood impact and integrate with a detention and treatment train strategy to control gross pollutants, sediment and nutrients in accordance with Council's relevant stormwater quantity and quality standards.

Further consideration of the stormwater strategy would be appropriate at the development application stage.

## **2.3 Accessibility (Transport, Traffic, Pedestrian and Cycle)**

The site is currently accessed from Menangle Road via a bridge over the Hume Highway. However, future access via this route would require significant works, including detailed engineering review of the highway overpass, realignment and widening of the water canal crossing (State Heritage Item) and intersection improvements to Menangle Road.

For these reasons, it is recommended that future access to the land be via the exiting / draft street layout contained within the proposed amendments to the Menangle Park Master Plan which would require all traffic to access the site from a new intersection with the proposed Spring Farm Parkway. Provision of this work is secured by the State Voluntary Planning Agreement 2017/8774 (Menangle Park - Urban Growth) and is expected to commence construction within 2 years.

Further consideration of traffic generation would be appropriate at the development application stage. Pedestrian and cycle facilities would be required to integrate with the proposed network for the locality, including open space areas.

## **2.4 Biodiversity**

The site has largely been cleared in the past to facilitate various broad-acre agricultural activities. Only strategic plantings generally remain.

The Terrestrial Biodiversity Map contained in CLEP does not identify the subject land to have significant vegetation present.

The proposal would assist in establishing local biodiversity through extensive screen planting and street planting initiatives together with future domestic plantings associated with the development of new residential premises.

The bio retention facilities of the stormwater management strategy will also likely contribute to enhanced ecological values.

Further consideration of biodiversity would occur at the development application stage.

## **2.5 Bushfire Hazard**

The Campbelltown City Council Bush Fire Prone Land Map identifies the site as containing Bushfire prone land with a Category 3 and vegetation buffer classification, due to existing grasslands.

Asset protection zones are capable of being achieved and managed in accordance with Planning for Bushfire Protection 2019. Furthermore, construction standards and access would be subject to future compliance with Planning for Bushfire Protection 2019.

Further consideration of bushfire hazard would be appropriate at the development application stage.

## **2.6 Acoustics, Noise and Vibration**

The site adjoins the Southern Railway Line, as does the broader MPURA. Despite the railway being partly in cut, further development in accordance with the Concept Masterplan would be exposed to various levels of noise associated with passenger and freight trains and potentially vibration impacts.

Further, the proposed Spring Farm Parkway is located south of the site and is proposed as an elevated viaduct that would be a future source of traffic noise. Various mitigation measures are potentially capable of occurring in the form of civil works and noise suppression measures in building design and insulation.

Consideration of acoustic and vibration impacts would be appropriate at the development application stage, and would be required to address the NSW Department of Planning's 'Development near Rail Corridors and Busy Roads (Interim Guideline)'.

## **2.7 Utilities and Services**

Proposals to service the MPURA are currently being advanced in fulfilment of clause 6.2 of CLEP, in relation to satisfactory arrangements for development subject to exiting approval.

Work is currently taking place in respect of the provision of reticulated water and wastewater services to the MPURA, with trunk infrastructure focussed on servicing existing approved subdivision applications.

Apart from limited electrical services from supply in Menangle Road, a 66 KiloVault feeder and zone substation are being provided proximate to the south west boundary of the site.

Advice has been provided that existing telecommunications services including NBN can be extended to service the proposal.

Gas is currently not available to the MPURA. Future availability would be determined at the development application stage.

## **2.8 Contamination**

A Preliminary Site Investigation undertaken by Douglas and Partner's identified a total of 10 Areas of Environmental Concern on the site.

The Areas of Environmental Concern are considered to be a result of previous land use and management across the site including utilisation of the site for the cultivation of olives.

Any future development of the site would be subject to further detailed environmental investigations and potential remediation actions as the planning process proceeds. The Preliminary Site Investigation concludes that the site can be made suitable for the proposed uses.

## **4. Infrastructure Delivery**

The proposal includes the zoning of land for public open space that would require a voluntary planning agreement. The proponent has offered to dedicate the strategic knoll and ridge as open space for public purposes, but not to embellish the same. A formal irrevocable offer that addresses land dedication and conservation actions in perpetuity is provided in attachment 4.

Standard development contributions would also be required pursuant to the Menangle Park Contributions Plan 2020 and an appropriate arrangement entered into for State Infrastructure with the NSW Department of Planning, Industry and Environment.

## **5. Formal Consultation**

A guide to preparing local environmental plans has been prepared by the Department of Planning, Industry and Environment (DPIE) to assist councils in preparing planning proposals and LEPs. Should Council resolve to proceed with the progression of the draft PP, and Gateway Authorisation is issued by the DPIE, consultation would be undertaken in accordance with the Gateway Determination requirements.

## **6. Delegation Process**

The preparation of a draft Planning Proposal is the first step in the process of requesting changes to a planning instrument. Should Council resolve to proceed with the draft PP to Gateway Determination, the DPIE would confirm the technical studies required and relevant parts of the draft PP to be updated or amended prior to public exhibition.

As part of the Gateway Authorisation process, Section 3.34 of the EP&A Act allows the Minister and the Secretary to delegate functions to a Council and/or an officer or employee of a Council. When submitting a draft PP, Council is required to identify whether it wishes to Exercise Delegation (the Authorisation). Authorisation delegates the following plan making powers to Council:

- to make and determine not to make an LEP
- to defer inclusion of certain matters
- to identify which matters must be considered and which stages of the plan making process must be carried out again

At its meeting on 20 November 2012, Council resolved to formally accept the plan making delegations and delegate the plan making functions to the General Manager and Director Planning and Environment (now titled Director City Development).

On the grounds that the planning proposal is consistent with the types of draft LEPs routinely delegated by the DPIE, it is recommended that Council seek to exercise the Authorisation in this instance.

### **Conclusion**

The nature of the Planning Proposal Request for the Glenlee Estate has demonstrated strategic and site specific merit. It is considered to respond appropriately to the future supply of under-represented larger lot housing in a manner that fulfils the draft Campbelltown Local Housing Strategy's objectives and Campbelltown Local Strategic Planning Statement underlying principles. The proposal is considerate of the environmental sensitivities of the Land including its unique environmental heritage.

Public benefits of the proposal include protection of a significant ridge, a dominant local landscape element and the restoration and provision for the long term conservation of the important heritage elements and setting of the State Significant holding.

Accordingly, it is recommended that the draft Planning Proposal be supported and forwarded for a Gateway Determination.

### **Attachments**

1. Planning Proposal (contained within this report)
2. Strategic Context (contained within this report)
3. Planning Proposal Request (contained within this report)
4. Signed Letter of Offer to enter VPA (contained within this report)



# **Planning Proposal**

## **Glenlee House, Menangle Park**

# **Proposed amendment of Campbelltown Local Environmental Plan 2015**

## Definitions and abbreviations

*CLEP 2015* means Campbelltown Local Environmental Plan 2015

*DCP* means Development Control Plan

*DPIE* means Department of Planning, Industry and Environment

*EP&A Act 1979* means *Environmental Planning and Assessment Act 1979*

*GSC* means Greater Sydney Commission

*LGA* means local government area

*M* means metres

*PP* means Planning Proposal

*PPR* means Planning Proposal Request

*SEPP* means State Environmental Planning Policy

*SQM* means square metres

## Subject Site

The land subject to the Planning Proposal (PP) is identified as Glenlee Estate, Property No. 60 Menangle Road, Menangle Park on Lots 1, 2 and 3 DP 713646 and has an area of 17.86 ha. It is located off Glenlee Road within the Menangle Park Urban Release Area (MPURA) and is surrounded by land zoned generally for urban purposes. The land is located approximately 5 kilometres south of the Campbelltown CBD.

The Main Southern Railway aligns with the north western boundary of the site with proposed industrial development beyond. The north eastern and south eastern boundaries abut residential and open space zoned land; whilst the proposed Spring Farm Parkway and future open space are located to the south. Further, the site is visually connected to the former Glenlee coal washery, Australian Botanic Garden Mount Annan and broader Nepean River flood plain.

The site is occupied by the Glenlee House, gardens, gate lodge (remnants) and outbuildings and comprises an open general rural landscape. This broader landscape has been extensively cleared for past agricultural activities, including until recently an olive grove.

The site comprising, the homestead, outbuildings, garden and gate lodge (and rural setting), is listed as a State Heritage Item (CLEP Item No. I00009).

The site is part of a historically significant pastoral holding and was created in its current form as a reduced property holding when in the former ownership of the NSW State Planning Authority in 1972.

**Proposed Amendment to  
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The Planning Proposal is the response to a Planning Proposal Request submitted in August 2016 and subsequently revised. The final version of the PPR is dated April 2021 and was compiled by Premise (Australia Pty Ltd) and forms Annexure (3) of this PP.

The PPR was supported by the following technical studies:

- Glenlee Estate – Conservation Management Plan (Tropman and Tropman Architects)
- Glenlee Estate – Aboriginal Heritage Assessment (AMBS Ecology and Heritage)
- Historical Archaeological Assessment Glenlee (Casey and Lowe Pty Ltd)
- Glenlee Estate – Heritage Impact Statement proposed subdivision and development options (Architectural Projects)
- Preliminary Site Investigation for Contamination (Douglas Partners)

It is noted that the Aboriginal Heritage Assessment and Historical Archaeological Assessment are reproduced as Appendices in the CMP. (Refer to Annexure 4)



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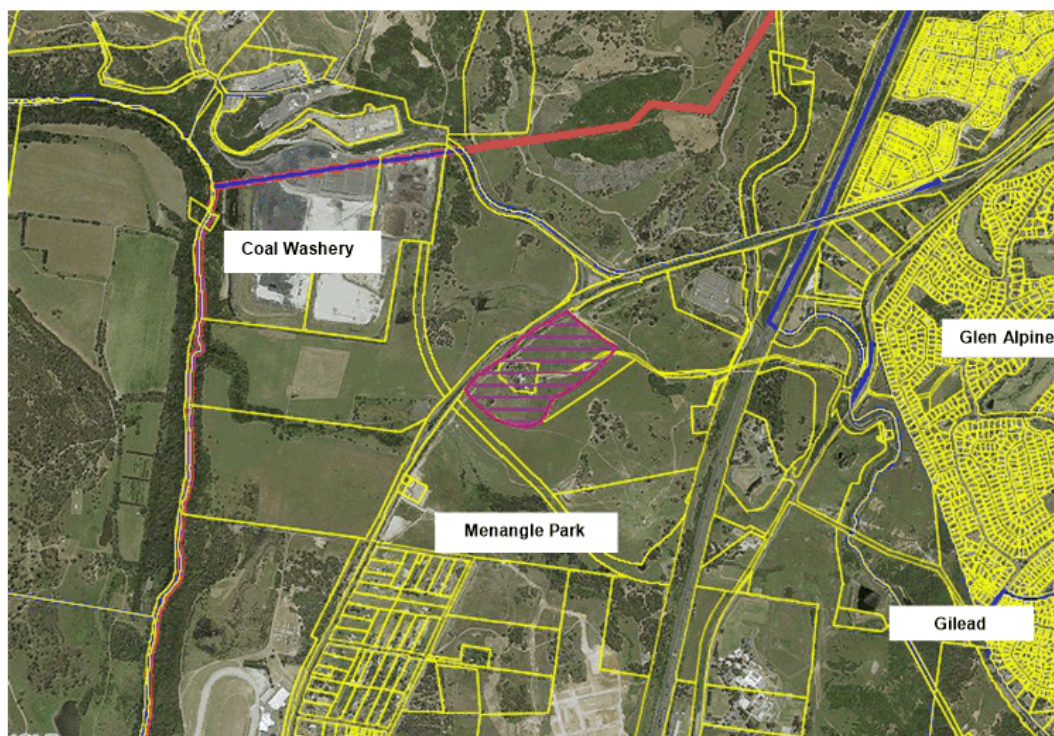


Figure 1 Subject Site and Immediate Locality

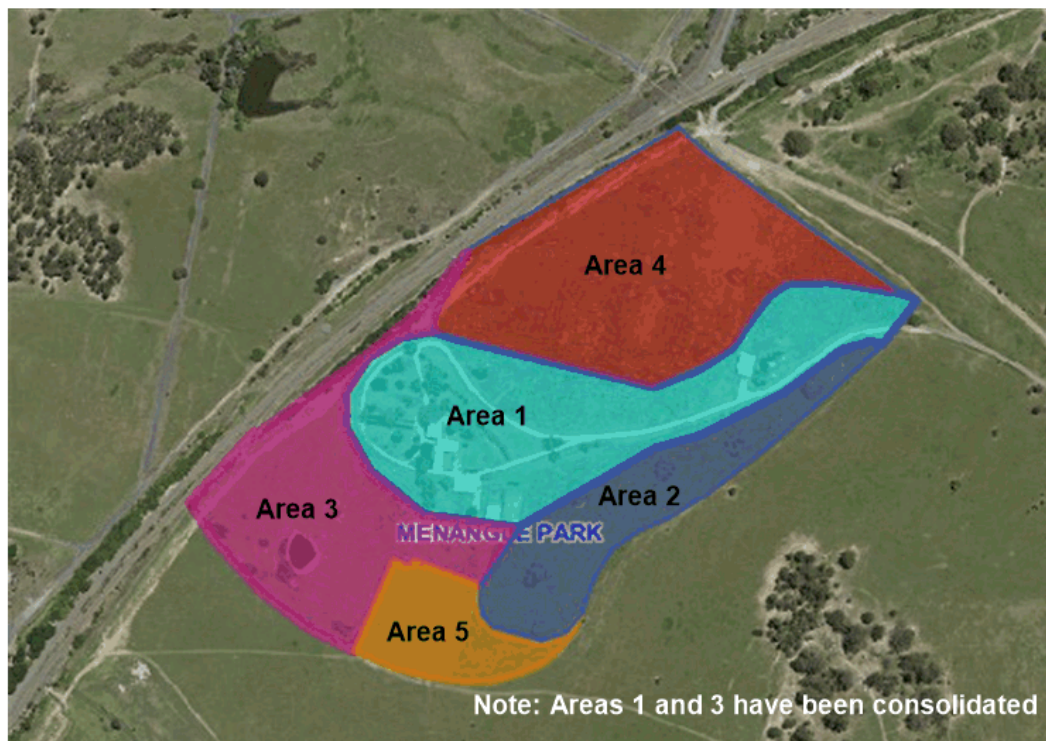


Figure 2 Precinct (Area) Map

## **Part 1 – Objectives or Intended Outcomes**

The objectives of the Planning Proposal (PP) are to amend Campbelltown Local Environmental Plan 2015 (CLEP 2015) to facilitate limited development of the subject land for environmental living purposes as depicted conceptually in Annexure (3) and in doing so facilitate conservation of the important cultural and landscape context.

In seeking to realise this objective, the PP and development scenario aims to deliver the following outcomes:

- A planning template for environmental living opportunities
- strategic vegetation, bushfire hazard and landscape character management;
- sensitive integration with the existing and future interfaces;
- a strategic approach to community and physical infrastructure integration; and
- augmentation and reticulation of all essential services.

## **Part 2 - Explanation of provisions**

It is proposed that CLEP 2015 be amended, for the subject land, as detailed below. (Refer to Annexure 1)

- Amend the zoning map from RU2 – Rural Landscape to part E4 – Environmental Living, part E3 – Environmental Management and part RE1 – Public Recreation.
- Amend the minimum lot size map from 40 ha to 600 m<sup>2</sup>, 2000 m<sup>2</sup> and 8 ha.
- Amend the minimum lot size for dual occupancy map from 40 ha to 600 m<sup>2</sup> and 2,000 m<sup>2</sup>.
- Amend the maximum building height from 9 m to 5 m (except for the homestead precinct- i.e the land to be rezoned E3 – Environmental Management which is to retain the existing maximum height limitation of 9m)

## **Part 3 - Justification**

### **Section A – Need for the Planning Proposal**

**Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?**

The PP is the result of extensive investigations and review of the urban release area context and inherent qualities of the site including its environmental sensitivities and the need to establish a long term cultural heritage conservation strategy.

It is noted that the PPR submitted in respect of the subject land (and forming Annexure 3) is a professionally compiled report supported by a range of specialist studies and professional reviews. The subject reports were augmented/refined as the PPR was advanced.

The supporting reports address the following specific areas:

- Contamination;



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- Conservation Management Plan
- Heritage Impact Statement
- Concept Masterplan; and
- Planning framework compliance.

They are reproduced in Annexure 4.

**Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The PP is considered to be the best means of achieving the planning objective and intended outcomes detailed in Part 1. There are no other relevant means of accommodating the proposed development and facilitating the conservation outcomes than to amend CLEP 2015 as proposed in this PP. Alternative incremental changes would not deliver the projected integrated and sustainable outcome.

**Section B – Relation to Strategic Planning Framework**

**Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?**

**Greater Sydney Region Plan – A Metropolis of Three Cities**

The Metropolis of Three Cities (GSRP) has been prepared by the NSW State Government to guide land use planning decisions for the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 817,000 new jobs and 725,000 new homes by 2036. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

The land is located within the MPURA. The initial stages of residential development are noted to have commenced and trunk service infrastructure under construction.

An assessment of the proposal against the relevant Directions and Objectives of the GSRP is provided in Table 1. (Refer to Annexure 2)

The proposal is generally consistent with the Plan particularly as the proposal seeks to ensure that development is aligned with the existing and proposed urban zoning of adjoining land. The proposal also provides housing diversity in the form of larger lots.

**Western City District Plan - Connecting Communities**

The Western City District Plan (WCDP) as updated in March 2018 establishes more detail in respect of the GSRP with regard to the anticipated sustainable growth in housing and employment in the Western District and amongst other things, is intended to inform the assessment of planning proposals.

The PP is considered to be consistent with the WCDP, in that it is consistent with the following relevant Directions and Planning Priorities summarised below and detailed in Table 1. (Refer to Annexure 2)

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Planning Priority	Comments on consistency
W1 – Planning for a city supported by infrastructure	Objective 4 - Infrastructure is Optimised.
W3 – Providing Services and social infrastructure to meet peoples changing needs	Objective 6 – Services and Infrastructure meet communities' changing needs.
W5: Providing housing supply, choice and affordability, with access to jobs and services	Objective 10 – Housing is more diverse and affordable
W6 – Creating and renewing great places and local centres and respecting the Districts Heritage	Objective 12 – Environmental Heritage is identified, conserved and enhanced
W12 – Protecting and improving the health and enjoyment of the Districts waterways	Objective 25 – The coast and waterways are protected and healthier
W15 - Increasing urban tree canopy cover and delivering Green Grid connections	Objective 30 – Urban Tree Canopy is increased
W19 – Reducing carbon emissions and managing energy, water and waste efficiently	Objective 33 – A low carbon city contributes zero emissions by 2050 and mitigates climate change.
W20 – Adopting to the impacts of urban and natural hazards and climate change	Objective 37 – Exposure to natural and urban hazards is reduced.

**Campbelltown Local Environmental Plan 2015 (CLEP 2015)**

The Campbelltown Local Environmental Plan 2015 (CLEP 2015) is the principal environmental planning instrument for the City of Campbelltown. The proposed changes to the CLEP 2015 are detailed in Parts 2 Explanation of Provisions and Part 4 Mapping of this PP.

The objectives and permitted uses of the proposed zones are detailed below:

**Zone E4 Environmental Living**

**1 Objectives of zone**

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To conserve the rural and bushland character of land that forms the scenic eastern edge of Campbelltown's urban area.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To maintain significant stands of native vegetation and wildlife and riparian corridors.
- To ensure the preservation and maintenance of environmentally significant and environmentally sensitive land.

**2 Permitted without consent**

Home occupations

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**3 Permitted with consent**

Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Horticulture; Home-based child care centres; Home businesses; Home industries; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Tank-based aquaculture; Viticulture; Water supply systems

**4 Prohibited**

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

**Zone E3 Environmental Management**

**1 Objectives of zone**

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To enable development for purposes other than rural-residential only if that development is compatible and complementary, in terms of design, size and scale, with the character of land in the zone.
- To allow cellar door premises, restaurants and cafes only where they are directly associated with the agricultural use of the land.
- To protect, and maintain the environmental, ecological and visual amenity of, the Scenic Hills, the Wedderburn Plateau and environmentally sensitive lands in the vicinity of the Georges River from inappropriate development.
- To preserve the rural heritage landscape character of the Scenic Hills.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To protect bushland, wildlife corridors and natural habitat, including waterways and riparian lands.
- To ensure the preservation and maintenance of environmentally significant and environmentally sensitive land.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cellar door premises; Dual occupancies (attached); Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Farm stay accommodation; Flood mitigation works; Home-based child care; Home businesses; Home industries; Horticulture; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Restaurants or cafes; Roads; Roadside stalls; Rural workers' dwellings; Tank-based aquaculture; Viticulture; Water supply systems

**Proposed Amendment to  
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Plan 2015****GLENLEE HOUSE PLANNING PROPOSAL****4 Prohibited**

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

**Zone RE1 Public Recreation****1 Objectives of zone**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide for land uses compatible with the ecological, scientific, cultural or aesthetic values of land in the zone.
- To facilitate the multiple use of certain open space areas.
- To facilitate development that is ancillary or incidental to the special land uses provided for in this zone.
- To provide for the sufficient and equitable distribution of public open space to meet the needs of the local community.
- To preserve and rehabilitate bushland, wildlife corridors and natural habitat, including waterways and riparian lands, and facilitate public enjoyment of these areas.
- To provide for the retention and creation of view corridors.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To preserve land that is required for public open space or recreational purposes.
- To maximise public transport patronage and encourage walking and cycling.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Aquaculture; Boat launching ramps; Camping grounds; Car parks; Community facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Heliports; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Roads; Signage; Small bars; Water recreation structures; Water supply systems

**4 Prohibited**

Any development not specified in item 2 or 3



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It is not proposed to modify these land use provisions.

**Table 1: Proposed Campbelltown Local Environmental Plan Provisions**

<b>CLEP Current</b>	<b>Proposed Amendment</b>	<b>Comment</b>
<b>Land Use Zoning Map</b>		
The subject land is zoned RU2 – Rural Landscape	<p>The PPR seeks to rezone the site to the following:</p> <ul style="list-style-type: none"> <li>• E4 Environmental Living</li> <li>• E2 Environmental Conservation</li> <li>• E3 Environmental Management</li> <li>• RE1 Public Recreation</li> </ul>	<p>The proposed land use zones and their spatial distribution is based on a sensitivity analysis in the Conservation Management Plan for the estate, the Heritage Impact Statement translation and landscape objectives of the LSPS.</p> <p>Limited low density residential development in the 'northern bowl' and 'south eastern foot slopes' (Areas 4 and 5 respectively, Refer to Figure 2) are proposed to be zoned E4 Environmental Living Zone with the heritage sensitivities attached to the Homestead outbuildings and immediate curtilage appropriately zoned E2 and E3.</p> <p>This PP at Annexure 1 combines the proposed E2 and E3 zones as a common E3 zone in response to advice from the CLPP.</p> <p>Protection of the strategic knoll and ridge as open space (RE1) is consistent with the principles of the LSPS and is the subject of a formal offer to enter into a voluntary planning agreement from the applicant. (Refer to Annexure 5)</p>
<b>Height of Building Map</b>		
The site current has a height limit of 8.5 m.	The PPR proposes to reduce the maximum building height to 5.0 m with the exception of the Homestead Precinct which	The reduction in maximum building height would ensure future development is low in scale as part of the strategy to minimise visual impacts.

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	will maintain a maximum building height of 8.5 m.	The retention of the current control for the Homestead Precinct would facilitate compatible scale development.
<b>Minimum Lot Size</b>		
The minimum lot size within the subject land is 40 ha	<p>The PPR seeks to amend the minimum lot size to the following:</p> <ul style="list-style-type: none"> <li>• 600 m<sup>2</sup></li> <li>• 2,000 m<sup>2</sup></li> <li>• 20,000 m<sup>2</sup> (2 ha)</li> <li>• 50,000 m<sup>2</sup> (5 ha)</li> </ul>	<p>The proposed minimum lot sizes have been established having regard to the sensitivities of the site and the form of development considered appropriate for the site; it being noted that 2 ha and 5 ha prevents further subdivision of the residue curtilage with homestead and outbuildings.</p> <p>This PP at Annexure 1, in a manner consistent with the consolidation of the proposed E2 and E3 zones, introduces a minimum lot size of 8 ha, so as to prevent subdivision of this Homestead Precinct.</p>
<b>Site Coverage</b>	The PPR does not seek to address site coverage.	<p>In accordance with the advice of the CLPP, it is considered appropriate that this PP include provisions that limit the site coverage or floor area of future dwellings in areas 4 (Northern Bowl) and area 5 (Southern Corner – Refer to Figure 2). It is considered this amendment could be drafted in consultation with DPIE as a condition of Gateway Determination.</p> <p>A similar amendment is currently under consideration by DPIE in relation to the Glenfield Precinct – Macquarie Fields House and could be progressed in a consistent manner.</p>



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The proposed E4 Environmental Living zone would cater for lifestyle lots within the precinct, and minimise the extent of development permissible. This zone does not support complying development and would ensure that local development is appropriately assessed via development applications, within the context of detailed site specific development controls in a relevant DCP amendment.

**Campbelltown (Sustainable City) Development Control Plan, 2015**

This DCP provides a compendium of general controls for subdivisions and subsequent residential development. It would be proposed to introduce a series of detailed controls to deliver the vision communicated in the Heritage Impact Statement and concept subdivision layout plan reproduced in Annexure 4.

**1. Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?**

**Local Strategic Planning Statement 2019**

The Local Strategic Planning Statement details Campbelltown City Council's plan for the community's social, environmental and economic land use need over the next 20 years. The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA). It seeks to:

- provide a 20 year land use vision for the Campbelltown LGA
- outline the characteristics that make our city special
- identify shared values to be enhanced or maintained
- direct how future growth and change will be managed

The LSPS responds to the District and Regional Plans and to the community's documented aspirations. The document establishes planning priorities to ensure that the LGA thrives now and remains prosperous in the future, having regard to the local context. The PP is consistent with the draft LSPS with the specific actions relevant to the PP discussed below, with a broader overview in Table 2 of Annexure 2.

<b>LSPS Action</b>	<b>Comment</b>
2.5 Contain urban development to existing urban areas and within identified growth and investigation areas, in order to protect the functions and values of scenic lands and the Metropolitan Rural Area (MRA).	<p>The Glenlee Estate is located in the MPURA, which was rezoned principally for urban purposes in November 2017 and is surrounded by land zoned largely for urban purposes, including residential, industrial and open space.</p> <p>The PP acknowledges the cultural and contextual sensitivity of the site by limiting the siting and form of proposed development. Additionally, it seeks to ensure the prominent ridgeline is conserved as public open space.</p> <p>Further, the limited areas identified for potential low density environmental living occur in locations considered less sensitive to the main vistas and cultural values of the heritage item. The revised curtilage contained within the supporting Conservation Management Plan (CMP)</p>

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	<p>ensures the items and areas of greatest cultural sensitivity are conserved.</p> <p>The site does not comprise part of the MRA.</p> <p>The proposed development of larger lot housing on land zoned E4 Environmental Living could be considered a form of rural-residential development as envisaged by the WCDP.</p>
3.6: Identify and promote the conservation of environmental heritage and sensitive environmental areas including the Georges River Corridor Landscape, Scenic Hills and Wedderburn.	<p>The PPR and specialist heritage documents have identified zones of sensitivity and limited areas for potential development that do not impact unacceptably on the important elements of the Estate and their setting. The proposal also identifies significant landscape elements such as the ridge which are to be retained for both resident and broader public enjoyment.</p> <p>The ultimate development scenario would provide a mechanism for facilitating the long-term conservation of the important cultural heritage elements of the Estate.</p>
5.11 Promote community management of scenic and cultural landscapes in the LGA	<p>The proposal would provide for both private (through subdivision design) and public management (Ridgetop Reserve) of the important scenic and cultural landscape elements of the Estate.</p>

In summary, the PP is generally consistent with the actions of the Campbelltown Local Strategic Planning Statement.

### **Draft Campbelltown Local Housing Strategy 2020**

The Draft Campbelltown Local Housing Strategy (CLHS) was endorsed at Council's Extraordinary Meeting of 29 September 2020 and would come into effect when endorsed by the Department of Planning, Industry and Environment (DPIE). Its primary aim is to examine the housing needs of Campbelltown's current and potential future residents and puts forward an evidence based approach to managing sustainable housing growth to 2036.

Council has prepared the CLHS to align with the updated CLEP 2015 and WCDP, which is relevant to the future zoning of the subject land.

The housing vision for Campbelltown LGA is to provide sustainable, high quality housing options to meet the diverse accommodation needs of the local community and future population growth.

The objectives of the CLHS are as follows:

- Meet the housing needs of the future population.
- To support urban containment.
- To provide for housing that meets the needs of all households.

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- To encourage the provision of new housing in locations that support the 30 minute city principle.
- To encourage the planning of housing within neighbourhoods.
- Manage the development of Greenfield release areas.
- Facilitate the urban renewal of walkable catchments
- Support housing growth in the Campbelltown CBD
- Plan for incremental growth through infill development which is compatible with the desired neighbourhood character.
- Promote high quality and environmentally sustainable residential environments.

The housing vision for Campbelltown LGA is to provide sustainable, high quality and diverse range of housing options to meet the accommodation needs of the local community and future population growth.

The proposal would contribute to the diverse housing needs of the future population in a manner consistent with the principles of urban containment (as an infill site) and delivery of the 30 minute city as espoused in the CLHS.

Additionally, the proposal would be compatible with the desired neighbourhood character and promote a high quality and environmentally sustainable environment, which is consistent more broadly consistent with the objectives of the E4 – Environmental Living Zone.

**Campbelltown Community Strategic Plan – Campbelltown 2027**

The Campbelltown City Community Strategic Plan (CSP) is a 10 year vision that identifies the main priorities and aspirations for the future of the Campbelltown City Local Government Area (LGA) and is Council's long term plan to deliver the community inspired vision.

The CSP acknowledges the need to provide for housing diversity and affordability in a structured way, whilst preserving the important natural attributes of the LGA and facilitating its promotion.

The PP is consistent with the CSP and would specifically facilitate delivery of the key outcomes as detailed below.

Table 2	
CSP Outcome	Statement of Consistency
<b>Outcome 1</b>	
A vibrant, liveable city	<ul style="list-style-type: none"> <li>• The proposed environmental living allotments would provide a niche form of housing choice that is not well represented in the locality.</li> <li>• The proposed development provides a framework to identify lands for landscape screening, environmental management, stormwater management, access and maintenance, consistent with the values of the landscape, and to prevent incidental or subsequent development of the lands in a way that is consistent with the objective of the proposal.</li> </ul>
<b>Outcome 2</b>	

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A respected and protected natural environment	<ul style="list-style-type: none"> <li>The Proposal aims to minimise impacts on the natural environment.</li> </ul>
<b>Outcome 3</b>	
A thriving, attractive city	<ul style="list-style-type: none"> <li>It is proposed to zone and dedicate strategically significant scenic land and to provide public access to such land.</li> <li>There are prospects of greater public (physical and visual) access to the unique heritage qualities of the Estate.</li> </ul>
<b>Outcome 4</b>	
A successful city	<ul style="list-style-type: none"> <li>The proposed large lot environmental living allotments would provide a form of desired housing that is identified by Council's Housing Strategy, and uniquely located as required to attract knowledge jobs to Campbelltown.</li> </ul>

**2. Is the Planning Proposal consistent with applicable State Environmental Planning Polices?**

The following State Environmental Planning Policies (SEPPs) are relevant to the PP.

Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
SEPP (Aboriginal Land) 2019	N/A	Not applicable to this PP.
SEPP (Activation Precincts) 2020	N/A	Not applicable to this PP.
SEPP (Affordable Rental Housing) 2009	Consistent	The Proposal does not prejudice the application of the SEPP and development of the various forms of affordable housing although, it is unlikely to be an affordable housing product.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent	The PPR is not inconsistent with the SEPP; the provisions of which would apply to future developments and indeed are envisaged to be exceeded.
SEPP (Coastal Management) 2018	N/A	Not applicable to this PP.
SEPP (Concurrences and Consents)	N/A	Not applicable to this PP.
SEPP (Educational Establishments and Child Care Facilities) 2017	Consistent	Any educational establishments would be subject to development approval in accordance with the provisions of the SEPP, if proposed.
SEPP (Exempt & Complying Development Codes) 2008	Consistent	The PPR is not inconsistent with the SEPP and the provisions. Given the proposed E4 zoning the Exempt and Complying Code would not be applicable to housing development within the precinct.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent	The PPR does not preclude future merit based provisions of housing for seniors and people with a disability, although none is proposed.



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SEPP (Infrastructure) 2007	Consistent	<p>The proposal does not constitute traffic generating development.</p> <p>Any future development in regards to Infrastructure provision on this site will be required to fulfil this SEPP at Development Application stage.</p>
SEPP (Koala Habitat Protection) 2020	Consistent	The site is not identified as potential koala habitat and accordingly not subject to the provisions of the SEPP.
SEPP (Major Infrastructure Corridors) 2020	N/A	Not applicable to this PP.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable to this PP.
SEPP No 1 Development Standards	Consistent	Not applicable as CLEP 2015 is a Standard Instrument LEP & incorporates Clause 4.6 - Exceptions to Development Standards, which negates the need for consistency with SEPP 1.
SEPP No. 19 – Bushland in Urban Areas	Consistent	<p>Where relevant, future vegetation removal will need to comply with the provisions of the SEPP and other companion legislation.</p> <p>Little vegetation will be removed from the general pastoral landscape.</p> <p>The tree canopy will be increased from the current grazing landscape through significant street tree and screen planting initiatives.</p>
SEPP No. 21 – Caravan Parks	N/A	Not Applicable to this PP.
SEPP No. 33 – Hazardous and Offensive Development	N/A	Not Applicable to this PP.
SEPP No. 36 – Manufactured Home Estates	Consistent	The provisions of the SEPP are not compromised by the Proposal.
SEPP No. 50 – Canal Estate Development	N/A	Not Applicable to this PP.
SEPP No. 55 – Remediation of Land	N/A	<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 development application/s. The investigation concluded that the site can be made suitable for the proposed uses.</p>

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SEPP No. 64 – Advertising and Signage	Consistent	Any future advertising/signage will need to comply with the provisions of the SEPP.
SEPP No. 65 – Design Quality of Residential Apartment Development	N/A	Not applicable to this PP.
SEPP No. 70 – Affordable Housing (Revised Schemes)	N/A	Not applicable to this PP.
SEPP (Primary Production and Rural Development) 2019	N/A	Not applicable to this PP.
SEPP (State and Regional Development) 2011	N/A	Not Applicable to this PP.
SEPP (State Significant Precincts) 2005	N/A	Not Applicable to this PP.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not Applicable to this PP.
SEPP (Sydney Region Growth Centres) 2006	Consistent	The land is contained within the Menangle Park Precinct of the SEPP. The relevant planning controls for the precinct are cited to be the provisions of CLEP 2015. The proposal seeks to amend the prevailing controls as detailed in Parts 2 and 4.
SEPP (Vegetation in Non-Rural Areas) 2017	Consistent	The Proposal does not conflict or hinder the achievement of the SEPP aims.
SEPP (Western Sydney Aerotropolis) 2020	N/A	Not Applicable to this PP.
SEPP (Western Sydney Employment Area) 2009	N/A	Not Applicable to this PP.
SREP No. 20 – Hawkesbury Nepean River	Consistent	The Proposal does not conflict or hinder the achievement of the SREP aims, with the principles of NorBE underpinning water management and the proposal being removed from the iconic Nepean River landscapes.

**3. Is the Planning Proposal consistent with applicable Ministerial Directions (S9.1 directions)?**

The PP is generally consistent with the Section 9.1 directions issued by the Minister for Planning. A detailed commentary in respect of the relevant Section 9.1 directions is shown below.

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
1. Employment and Resources		
1.2 Rural Zones		
This Direction seeks to protect the agricultural production value of rural lands.	Justifiably Inconsistent	The PP relates to a limited parcel of constrained land with little inherent productive capacity. The application of capital in the form of intensive agriculture would lead potentially to significant neighbourhood conflicts and potential adverse visual impacts. Further, intensive cultivation would be

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		severely curtailed by the prevailing topography.
<b>1.3 Mining, Petroleum Production and Extractive Industries</b>		
The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	Justifiably Consistent	Future extraction would be incompatible with the proposal and surrounding development and would be inappropriate. The existing neighbourhood character would generally mitigate against extractive industry approval irrespective of the proposal.
<b>1.5 Rural Lands</b>		
This Direction seeks to facilitate the protection of rural land and its intrinsic values and contributions to the social, economic and environmental outcomes.	Consistent	Not Applicable within the Campbelltown Local Government Area.
<b>2. Environment and Heritage</b>		
<b>2.1 Environmental Protection Zones</b>		
This direction seeks to ensure that environmentally sensitive areas are not compromised.	Consistent	The PP does not include areas of biodiversity significance as identified on the CLEP 2015 Terrestrial Biodiversity Mapping Layer.
<b>2.3 Heritage Conservation</b>		
This Direction seeks to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent	<p>An Aboriginal Heritage Due Diligence Assessment has been undertaken (Refer to Annexure 4) and identified areas of moderate to high archaeological potential. These areas can be largely avoided and/or appropriately managed.</p> <p>Areas where future development may impact, will require further assessment at the DA stage in the form of an Aboriginal Cultural Heritage Assessment (ACHA).</p> <p>The subject site is listed as a State Heritage Item and is subject to the relevant provisions of the Heritage Act and CLEP 2015. Additionally, the PP is accompanied by a Conservation Management Plan (CMP), Heritage Impact Statement and principles of a proposed Heritage Agreement, which supports the proposed development outcomes.</p>
<b>2.6 Remediation of Contaminated Land</b>		
This Direction seeks to reduce the risk of harm to human health and the environment by ensuring that	Consistent	The PP is accompanied by a Preliminary Site Investigation by Douglas Partners.

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contamination and remediation are considered by planning proposal authorities		<p>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 a future development application/s.</p> <p>The investigation concluded that the site can be made suitable for the proposed uses.</p>
<b>3. Housing, Infrastructure and Urban Development</b>		
<b>3.1 Residential Zones</b>		
This Direction seeks to encourage housing diversity, optimise use of infrastructure and minimise the impacts on resource lands.	Consistent	<p>The PP will broaden housing choice in providing larger lot 'lifestyle housing' opportunities and be generally driven by good design aspirations. In doing so, by its very nature, it cannot reduce the consumption of land on the urban fringe and is considered an acceptable outcome given more intense residential development would never be suitable on the site.</p> <p>The existing LEP includes provisions which require inherit service commitments to be met. Further the PP does not include provisions that reduce the permissible residential density.</p>
<b>3.2 Home Occupations</b>		
This Direction seeks to facilitate low impact small businesses in dwelling houses	Consistent	The proposal includes standard provisions to facilitate home occupations.
<b>3.4 Integrating Land Use and Transport</b>		
This Direction seeks to ensure urban structures, building forms, land use locations, development design, subdivision and street layouts achieve movement efficiencies, optimise amenity and safety and contribute to more sustainable community outcomes.	Consistent	<p>The proposal can leverage off the public transport strategy for the MPURA and in particular proposed local bus services and the limited train services.</p> <p>Further, the subject accessibility network will link readily with the proposed Spring Farm Parkway and proposed Menangle Park Town Centre.</p> <p>Access is noted to be dependent on the development of the surrounding urban release area with the existing bridge over the Hume Highway not suited for significant vehicular movements.</p>



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<b>4. Hazard and Risk</b>		
<b>4.1 Acid Sulphate Soils</b>		
This Direction seeks to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	N/A	The site is not identified to be under laid with acid sulphate soils.
<b>4.2 Mine Subsidence and Unstable Land</b>		
This Direction seeks to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Justifiably Inconsistent	<p>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 MPURA.</p> <p>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 a scale and form necessary to make the development viable - given the important contribution of Menangle Park to land supply in the Sydney Metropolitan Region.</p>
<b>4.3 Flood Prone Land</b>		
This Direction seeks to ensure flood hazards are appropriately managed in a development context both on and off the subject land.	N/A	<p>The site is not identified to be flood prone.</p> <p>Minor inundation is noted to occur in a limited area and is capable of being readily managed.</p>
<b>4.4 Planning for Bushfire</b>		
This Direction seeks to protect life, property and the environment from bushfire hazards, whilst, encouraging sound management of bushfire prone areas and discouraging incompatible land uses.	Consistent	<p>The subject site contains bushfire prone land (Vegetation Category 3 and Vegetation Buffer). Such land comprises principally grasslands.</p> <p>The final design of the proposed development, including service infrastructure, can be made to comply with Planning for Bushfire Protection 2019.</p> <p>It is noted that pre consultation with the NSW RFS would likely be a requirement of a positive Gateway Determination.</p> <p>Any future vegetation rehabilitation and enhancement must ensure the principles of Planning for Bushfire Protection 2019 are complied with.</p>

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<b>5. Regional Planning</b>		
<b>5.2 Sydney Drinking Water Catchment</b>		
This Direction seeks to protect water quality in the Sydney Drinking Water Catchment.	N/A	Not Applicable
<b>6. Local Plan Making</b>		
<b>6.1 Approvals and Referral Requirements</b>		
This Direction seeks to ensure that the LEP provisions encourage the efficient and appropriate assessment of development.	Consistent	The Proposal is consistent with this direction because it does not alter the provisions relating to approval and referral requirements.
<b>6.2 Reserving land for Public Purposes</b>		
This Direction seeks to facilitate the provision of public services and facilities by reserving the land for public purpose and remove any reservations of land for public purpose where land is no longer required for acquisition.	Council approval and endorsement of the Secretary is required	As part of the conservation strategy accompanying the proposal it is proposed to dedicate the eastern ridgeline and knoll as open space (at no cost to Council) with an attached RE1 Public Recreation zoning.
<b>6.3 Site Specific Controls</b>		
This Direction seeks to discourage unnecessarily restrictive site specific planning controls.	Consistent	The Proposal pertains to amendments to the 'standard instrument' Campbelltown LEP 2015.  No site specific planning controls are proposed.
<b>7. Metropolitan Planning</b>		
<b>7.8 Implementation of the Western Sydney Aerotropolis Plan</b>		
This Direction seeks to ensure development within the Western Sydney Aerotropolis is consistent with the Western Sydney Aerotropolis Plan.	Consistent	The proposal does not undermine the achievement of the objectives, planning principles or priorities of the Western Sydney Aerotropolis Plan.
<b>7.12 Implementation of Greater Macarthur 2040</b>		
This Direction seeks to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.	Consistent	The Proposal is within the Greater Macarthur Land Release Area and is considered to be not inconsistent with the planning principles or the broader precinct; the site, being identified to be existing urban land in the Greater Macarthur Structure Plan (land release areas).

## Section C – Environmental Social or Economic impact

### 4. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site has largely been cleared in the past to facilitate various broadacre agricultural activities. Only strategic plantings generally remain. The Terrestrial Biodiversity Map contained in CLEP 2015 does not identify the subject land to have significant vegetation present.

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The proposal would assist in establishing local biodiversity through extensive screen planting and street planting initiatives together with future domestic plantings associated with the development of new residential premises.

The bio retention facilities of the stormwater management strategy will also likely contribute to enhanced ecological values.

**5. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

An overview of other likely environmental effects is provided below:

Contamination

A preliminary Site Investigation (PSI) undertaken by Douglas and Partner's identified a total of 10 Areas of Environmental Concern (AEC) on the site.

The AECs are considered to be a result of previous land use and management across the site including utilisation of the site for the cultivation of olives.

Any future development of the site would be subject to further detailed environmental investigations and potential remediation actions as the planning process proceeds. The PSI concludes that the site can be made suitable for the proposed uses.

Bushfire Hazard

The Campbelltown City Council Bushfire Prone Land Map identifies the site as containing Bushfire prone land with a Category 3 and vegetation buffer classification, due to existing grasslands.

Asset protection zones are capable of being achieved and managed in accordance with Planning for Bushfire Protection 2019 (PFBP). Furthermore, construction standards and access would be subject to future compliance with PFBP.

A bushfire hazard report is likely to be required as a future Gateway condition.

Acoustic, Noise and Vibration

The site adjoins the Southern Railway Line, as does the broader MPURA. Despite the railway being partly in cut, further development in accordance with the Concept Masterplan would be exposed to various levels of noise associated with passenger and freight trains and potentially vibration impacts.

Further, the proposed Spring Farm Parkway is located south of the site and is proposed as an elevated viaduct that would be a future source of traffic noise. Various mitigation measures are potentially capable of occurring in the form of civil works and noise suppression measures in building design and insulation.

An acoustic and vibration assessment strategy would likely be required as a Gateway study, to address, as a minimum, the NSW 'Department of Planning's Development near Rail Corridors and Busy Roads (interim Guideline)'.

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The site is generally flood free apart from a small section adjacent to the northern boundary. Future development of the Concept Masterplan would require a comprehensive flood mitigation and stormwater management strategy.

Such a strategy would likely require civil works that modify the landscape to control the potential flood impact and integrate with a detention and treatment train strategy to control gross pollutants, sediment and nutrients in accordance with Council's relevant stormwater quantity and quality standards.

Further consideration of the stormwater strategy would be appropriate at the development application stage.

**Accessibility (Transport, Traffic, Pedestrian and Cycle)**

The site is currently accessed from Menangle Road via a bridge over the Hume Highway. However, future access via this route would require significant works, including detailed engineering review of the highway overpass, realignment and widening of the water canal crossing (State Heritage Item) and intersection improvements to Menangle Road.

For these reasons, it is recommended that future access to the land be via the existing / draft street layout contained within the proposed amendments to the Menangle Park Master Plan which would require all traffic to access the site from a new intersection with the proposed Spring Farm Parkway. Provision of this work is secured by the State Voluntary Planning Agreement 2017/8774 (Menangle Park - Urban Growth) and is expected to commence construction within 2 years.

Further consideration of traffic generation would be appropriate at the development application stage. Pedestrian and cycle facilities would be required to integrate with the proposed network for the locality, including open space areas.

**Utilities and Services**

Proposals to service the MPURA are currently being advanced in fulfilment of clause 6.2 of CLEP, in relation to satisfactory arrangements for development subject to existing approval.

Work is currently taking place in respect of the provision of reticulated water and wastewater services to the MPURA, with trunk infrastructure focused on servicing existing approved subdivision applications.

Apart from limited electrical services from supply in Menangle Road, a 66 KV feeder and zone substation are being provided proximate to the south west boundary of the site.

Advice has been provided that existing telecommunications services including NBN can be extended to service the proposal.



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Gas is currently not available to the MPURA. Future availability would be determined at the development application stage.

**6. How has the planning proposal adequately addressed any social and economic effects?**

The rezoning for residential purposes would result in positive economic effects. The PP would potentially result in short and medium term employment opportunities related to development and construction activities associated with the sub-divisional works and the subsequent erection of dwellings.

The increased supply of diverse housing stock would also have positive social impacts, particularly in terms of enhanced housing opportunities. Additionally, an increase in the resident population would potentially have positive social and economic impacts on the proposed Menangle Park Town Centre.

Finally, Social Infrastructure impacts would importantly be addressed via the proposed VPA (Refer to Annexure 5) and a relevant contribution pursuant to the Menangle Park Contributions Plan 2020.

## **Section D – State and Commonwealth interests**

**7. Is there adequate public infrastructure for the planning proposal?**

The proposal includes the zoning of land for public open space. The proponent has offered to dedicate the strategic knoll and ridge as open space for public purposes, but not to embellish the same. A formal irrevocable offer that addresses land dedication and conservation actions in perpetuity has been provided. (Refer to Annexure 5)

Standard development contributions would also be required pursuant to the Menangle Park Contributions Plan 2020 and an appropriate arrangement entered into for State Infrastructure with the NSW Department of Planning, Industry and Environment.

**8. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

Proposals to service the MPURA are currently being advanced in fulfilment of clause 6.2 of CLEP, in relation to satisfactory arrangements for development subject to exiting approval. Work is currently taking place in respect of the provision of reticulated water and wastewater services to the MPURA, with trunk infrastructure focused on servicing existing approved subdivision applications.

Apart from limited electrical services from supply in Menangle Road, a 66 KV feeder and zone substation are being provided proximate to the south west boundary of the site.

Advice has been provided that existing telecommunications services including NBN can be extended to service the proposal.

Gas is currently not available to the MPURA. Future availability would be determined at the development application stage.

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## Part 4: Mapping

In seeking to achieve the PP objectives & outcomes the following map amendments are proposed and reflected in Annexure 1:

Table 9		
Item	Sheet Number	Location
Zoning Map	1500_COM_LZN_003_020_201704012	Annexure 1 (a)
Height of Buildings Map	1500_COM_HOB_003_020_20170412	Annexure 1 (b)
Minimum Lot Size Map	1500_COM_LSZ_003_020_20170412	Annexure 1 (c)
Dual Occupancy Map	1500_COM_LSP_003_020_20170412	Annexure 1 (d)

## Part 5 - Community Consultation

It is proposed that community consultation and engagement with relevant public authorities and service agencies (Public Exhibition) take place in accordance with the provisions of Schedule 1 - Community participation requirements, of the EP&A Act 1979.

Specifically, it is proposed that the exhibition period extend for a period of 28 days, with documentation available on the Planning Portal, and Council's website during this period.

## Part 6 Project Timeline

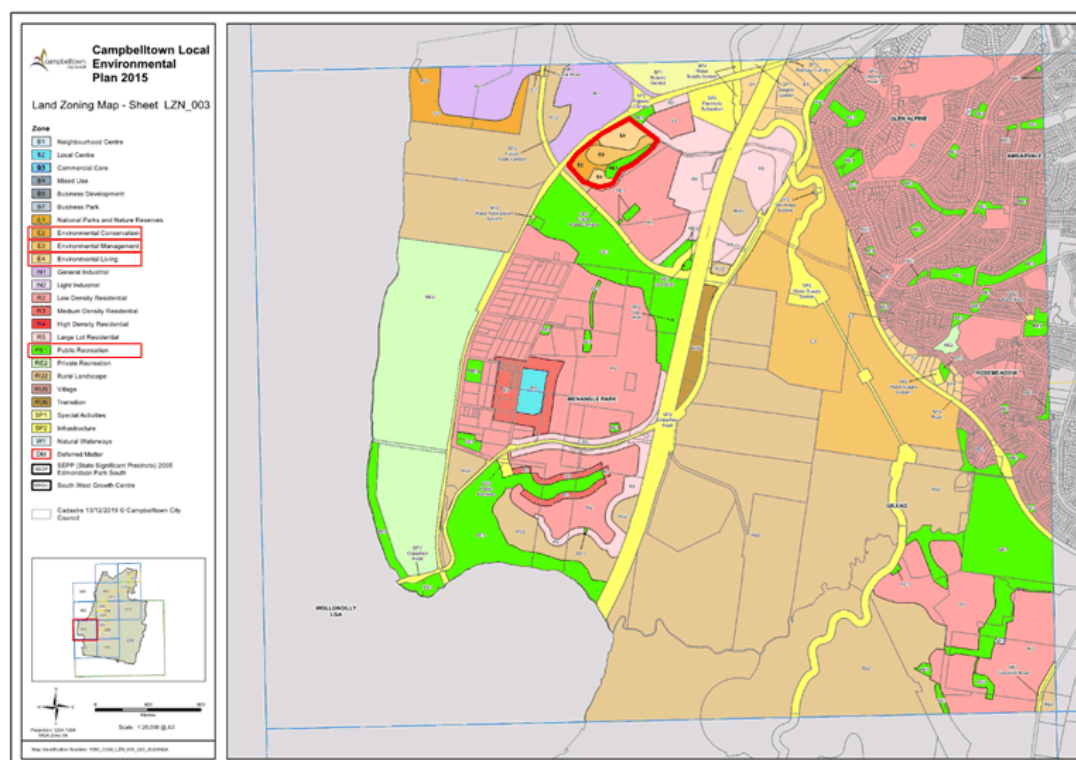
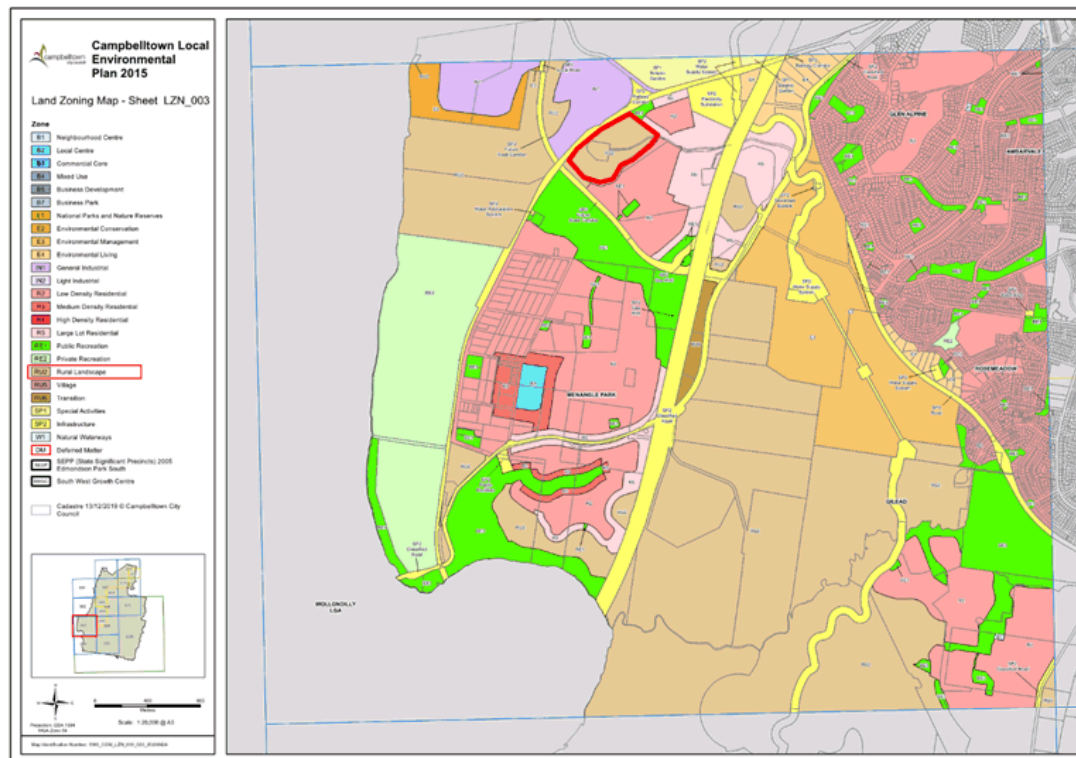
A draft project timeline has been included in the table below.

Table 10	
Milestone	Timeline
Referral to Local Planning Panel	April 2021
Council Consideration	May 2021
Referral for Gateway Determination	June 2021
Gateway Determination	August 2021
Completion of additional supporting documentation	November 2021
Public Exhibition	December/January 2021/2022
Consideration of Submissions	April 2022
Report to Council	June 2022
Finalisation of LEP amendment	August 2022

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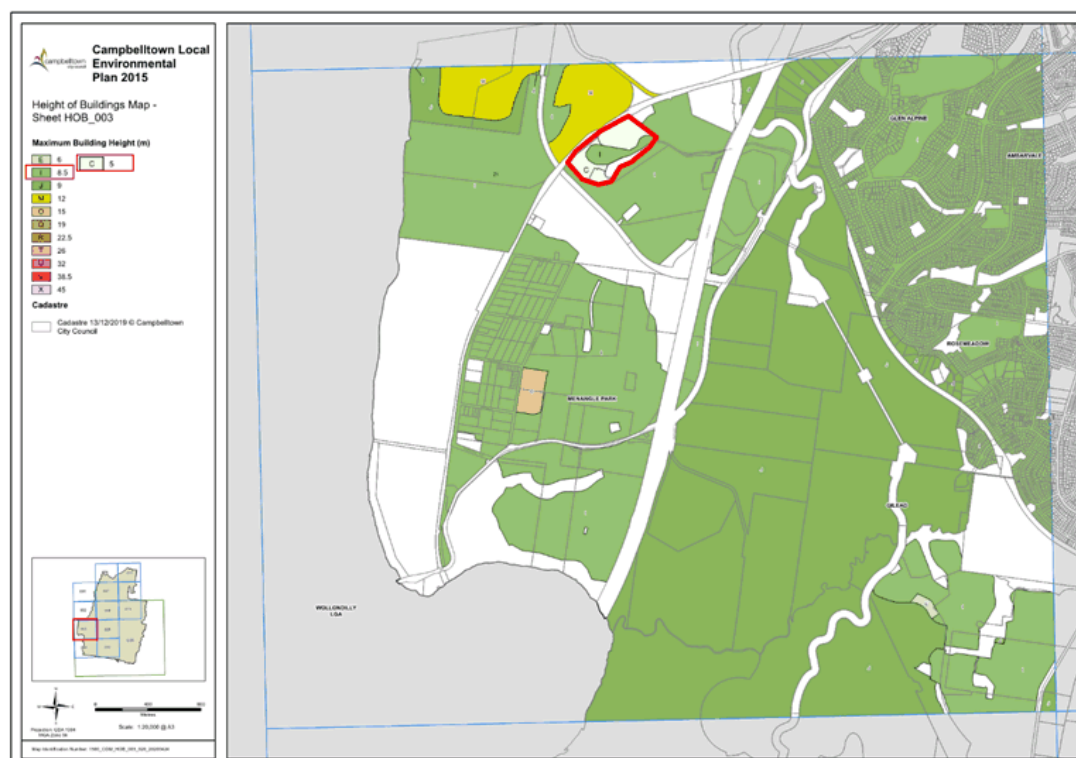
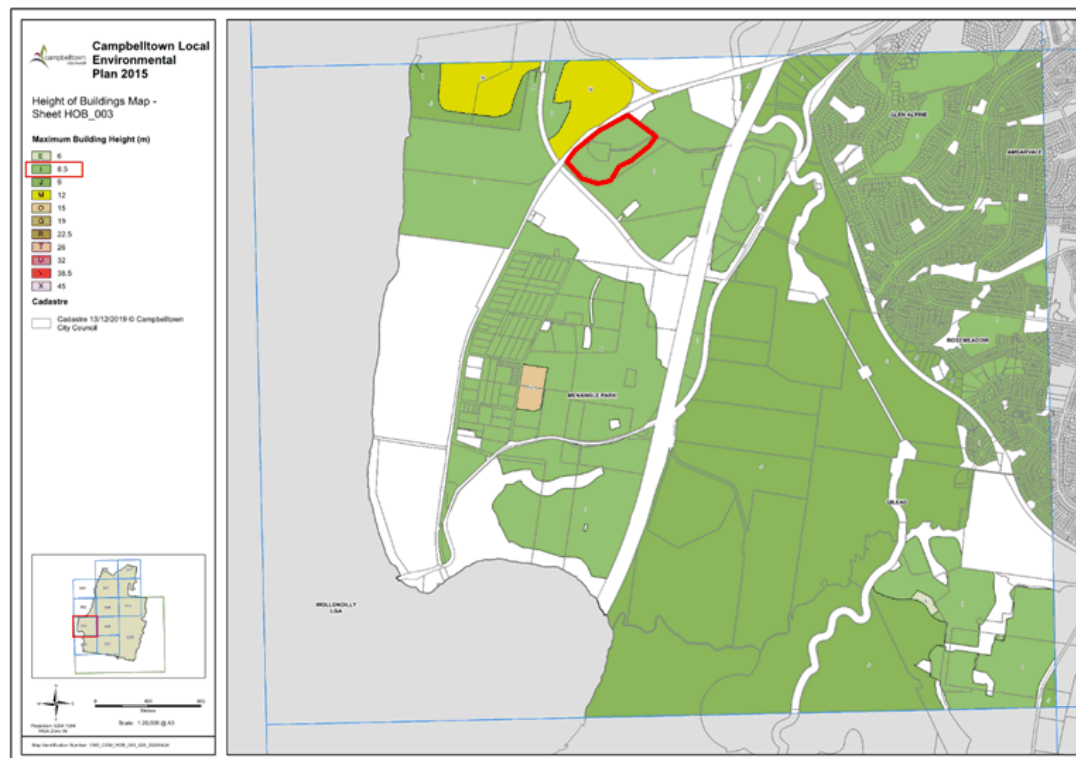
## Annexure 1 (a) Changes to Zoning Map



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Annexure 1 (b) – Changes to Height of Buildings Map

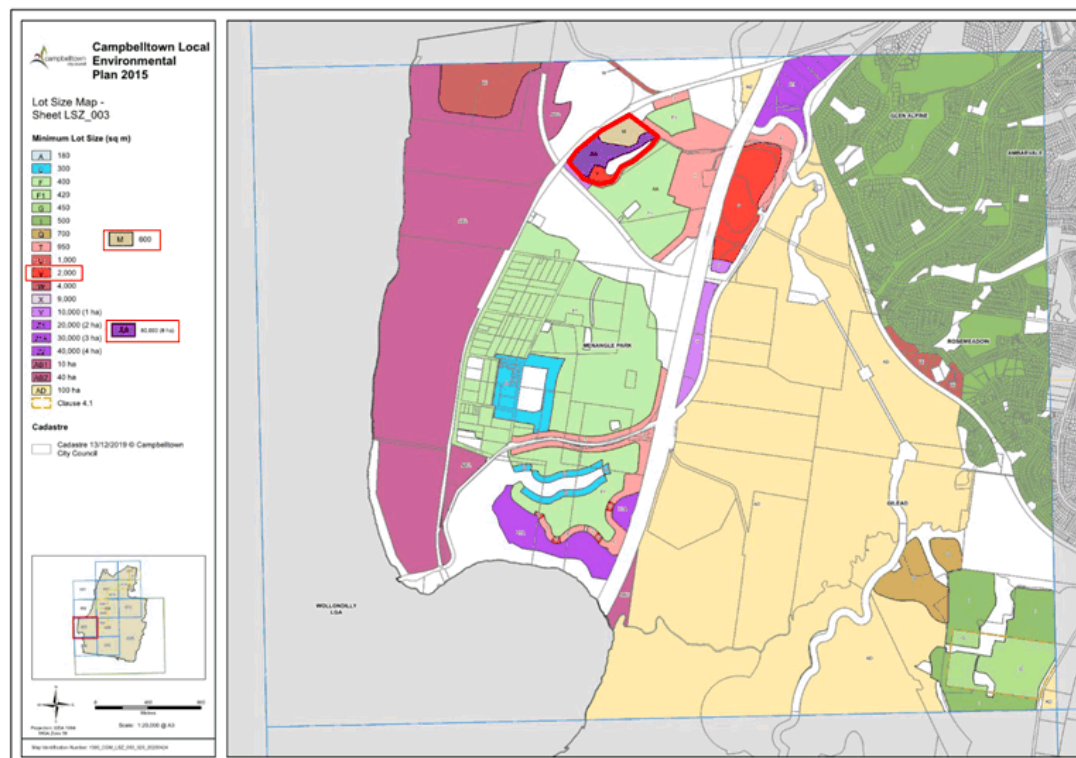
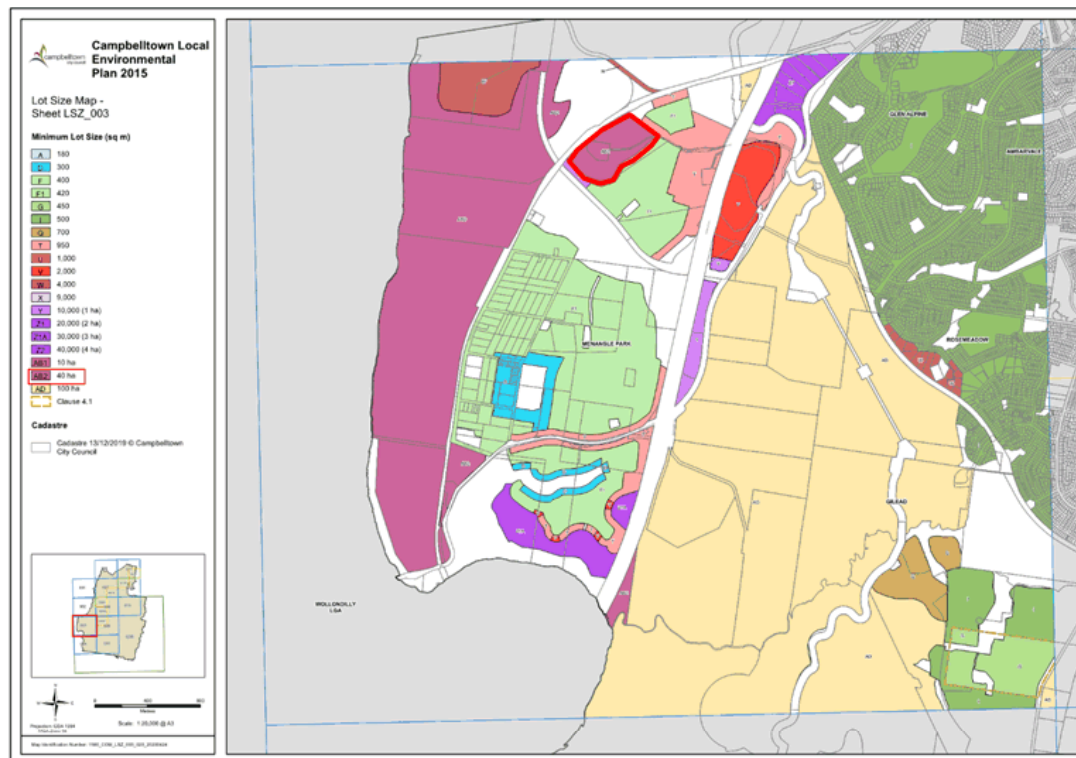




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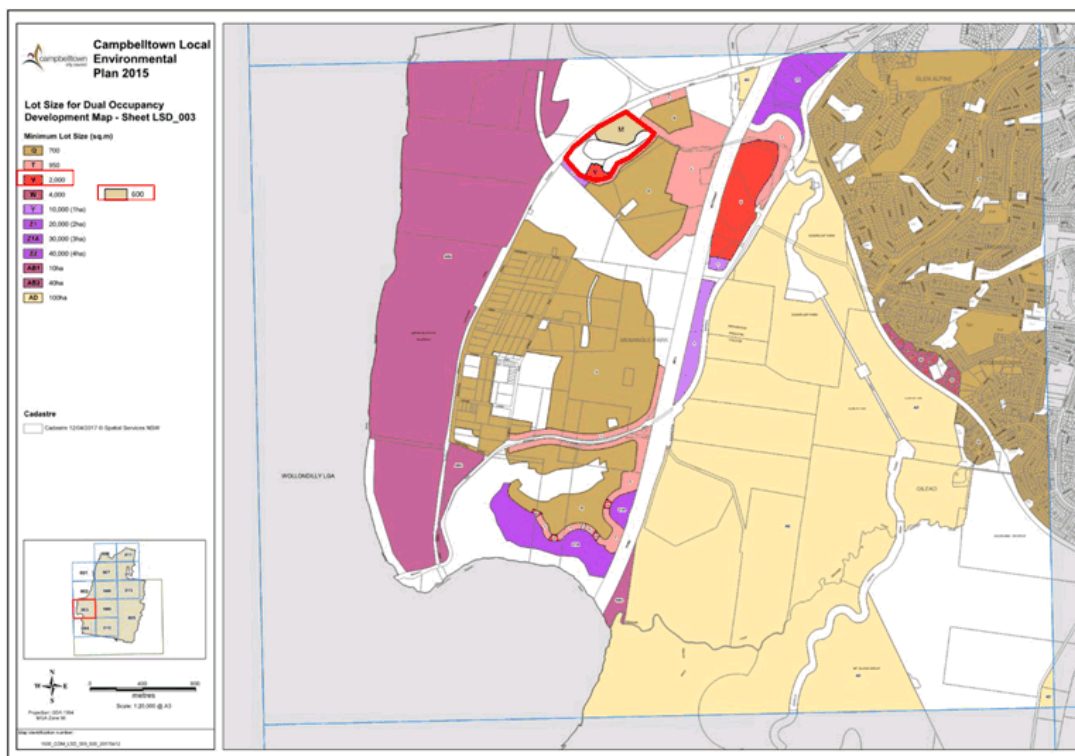
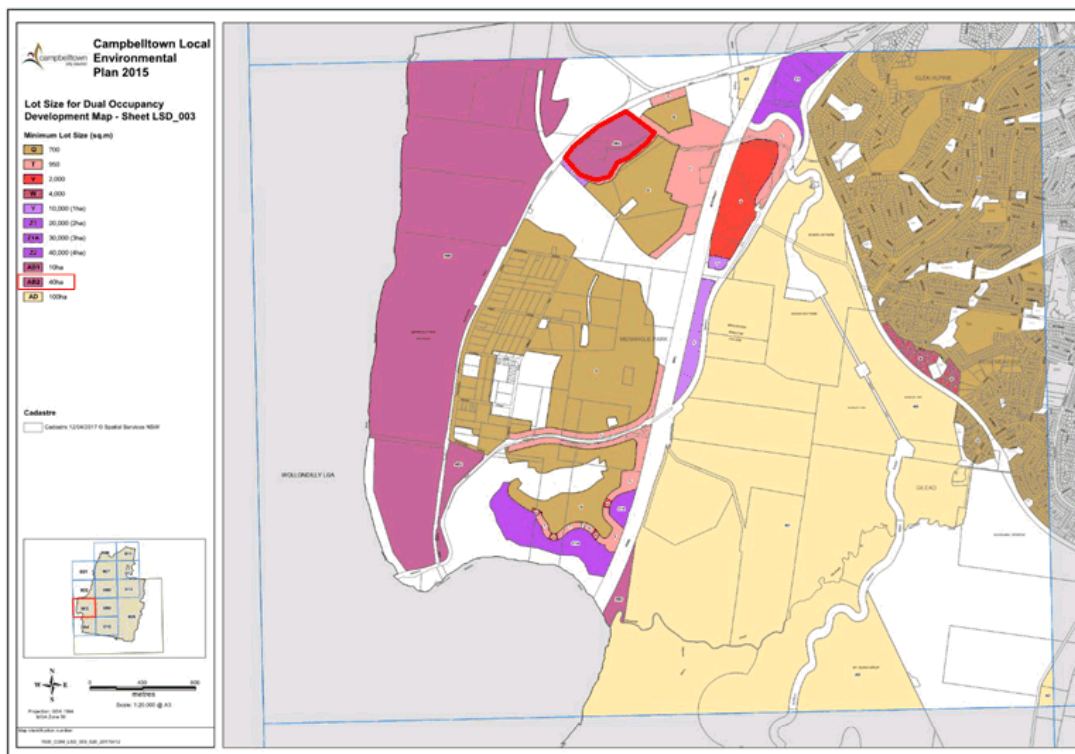
## Annexure 1 (c) – Changes to Minimum Lot Size Map



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Annexure 1 (d) – Changes to Minimum Lot Size Dual Occ.



## Annexure 2 – Strategic Context

**Table 1:** Greater Sydney and Western City District Plan

**Table 2:** Campbelltown Local Strategic Planning Statement

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Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistency	Response
Infrastructure and Collaboration			
A City Supported by Infrastructure			
<ul style="list-style-type: none"> <li>» Infrastructure supports the three cities</li> <li>» Infrastructure aligns with forecast growth - growth infrastructure compact</li> <li>» Infrastructure adapts to meet future needs</li> <li>» Infrastructure use is optimised</li> </ul>	<ul style="list-style-type: none"> <li>» Planning for a city supported by infrastructure (W1)</li> </ul>	Generally Consistent	<p>The PPR proposes an additional 77 lots (approximately 260 people). The proposed utilities infrastructure to service the MPURA can be readily augmented to service the proposed development.</p> <p>Further, the road network proposed to service the surrounding precincts in the MURA can accommodate the increased traffic demands whilst appropriate connectivity to the proposed surrounding pedestrian/cycle network can be achieved.</p> <p>Therefore, it is considered that the PPR is consistent with the objectives within the direction 'A City Supported by Infrastructure.'</p>
A Collaborative City			
<ul style="list-style-type: none"> <li>» Benefits of growth realised by collaboration of governments, community and business</li> </ul>	<ul style="list-style-type: none"> <li>» Working through collaboration (W2)</li> </ul>	Generally Consistent	<p>Whilst, the PPR is not identified in the plan as a specific Collaboration Area, a relevant Planning Proposal will entail compulsory community engagement and consultation with authorities/agencies in accordance with a Gateway Determination.</p> <p>Therefore, the PPR can be considered consistent with the objectives of 'A Collaborative City'</p>
Liveability			
A City for People			
<ul style="list-style-type: none"> <li>» Services and infrastructure meet communities' changing needs</li> <li>» Communities are healthy, resilient and socially connected</li> <li>» Greater Sydney's communities are</li> </ul>	<ul style="list-style-type: none"> <li>» Providing services and social infrastructure to meet peoples changing needs (W3)</li> <li>» Fostering healthy, creative, culturally rich and socially</li> </ul>	Generally Consistent	<p>The PPR has not proposed any additional education or health facilities as the proposed yield will not impact significantly on the social infrastructure planned for the MPURA.</p> <p>However, the PPR provides access to proposed open space and visual access (as a minimum)</p>

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<p><i>culturally rich with diverse neighbourhoods</i></p> <p>» <i>Greater Sydney celebrates the arts and supports creative industries and innovation</i></p>	<p><i>connected communities (W4)</i></p>		<p>to the culturally significant elements of Glenlee estate.</p> <p>Therefore, the PPR can be considered consistent with the objectives of 'A City for People'</p>
<b>Housing the City</b>			
<p>» <i>Greater housing supply</i></p> <p>» <i>Housing is more diverse and affordable</i></p>	<p>» <i>Providing housing supply, choice and affordability, with access to jobs, services and public transport (W5)</i></p>	<p>Generally Consistent</p>	<p>The PPR proposes an additional 77 allotments to provide for a housing/lifestyle opportunity rarely catered for in Campbelltown's current housing provision.</p> <p>Housing affordability is more than adequately catered for in the urban release and urban renewal housing programs.</p> <p>Housing supply, however, fails to adequately cater for diversity at the 'lifestyle/environmental living' end of the housing spectrum.</p> <p>The proposal will importantly contribute to the subject housing void in a location with adequate access to Campbelltown LGA employment opportunities and city facilities and services, including those in the proposed Menangle Park Town Centre and existing Macarthur Centre.</p> <p>Therefore, whilst not addressing affordability (which is more than adequately catered for in the urban release and urban renewal housing programs) the PPR importantly addresses a void in housing diversity and can be considered generally consistent with the objectives of 'Housing the City.'</p>
<b>A City of Great Places</b>			
<p>» <i>Great places that bring people together</i></p> <p>» <i>Environmental heritage is identified, conserved and enhanced</i></p>	<p>» <i>Creating and renewing great places and local centres, and respecting the District's heritage (W6)</i></p>	<p>Generally Consistent</p>	<p>The PPR's intent is to create a place that sensitively integrates with and facilitates the conservation of important elements of the cultural environment.</p>



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			The PPR has the potential to meet the objectives of 'Housing the City' and therefore can be considered consistent.
<b>Productivity</b>			
<b>A Well Connected City</b>			
<ul style="list-style-type: none"> <li>» A metropolis of three cities -integrated land use and transport creates walkable and 30 minute cities</li> <li>» The Eastern, GPOP and Western Economic corridors are better connected and more competitive and efficient</li> <li>» Freight and logistics network is competitive and efficient</li> <li>» Regional connectivity is enhanced</li> </ul>	<ul style="list-style-type: none"> <li>» Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City (W7)</li> </ul>	Generally Consistent	<p>The PPR does not directly impact this Direction. It seeks to leverage off the broader local road system and proposed road system of the developing MPURA, including the proposed Spring Farm Link Road. Such road network will be provided progressively as the release area develops.</p> <p>Additionally; it will provide opportunities for integrated cycle/pedestrian provision and access to local centres/facilities.</p> <p>Therefore, the PPR can be considered consistent with the direction 'A Well Connected City.'</p>
<b>Jobs and Skills for the City</b>			
<ul style="list-style-type: none"> <li>» Harbour CBD is stronger and more competitive</li> <li>» Greater Parramatta is stronger and better connected</li> <li>» Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City</li> <li>» Internationally competitive health, education, research and innovation. precincts</li> <li>» Investment and business activity in centres</li> <li>» Industrial and urban services land is planned, protected and managed</li> <li>» Economic sectors are targeted for success</li> </ul>	<ul style="list-style-type: none"> <li>» Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis (W8)</li> <li>» Growing and strengthening the metropolitan city cluster (W9)</li> <li>» Maximising freight and logistics opportunities and planning and managing industrial and urban services land (W10)</li> <li>» Growing investment, business opportunities and jobs in strategic centres (W11)</li> </ul>	Generally Consistent	<p>The PPR does not directly impact this Direction. It provides a potential housing environment for a more skilled workforce and/or local business people sparingly catered for to date.</p> <p>Therefore, the PPR can be considered consistent with the direction 'Jobs and Skills for the City.'</p>

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Sustainability			
<b>A City in its Landscape</b>			
<ul style="list-style-type: none"> <li>» The coast and waterways are protected and healthier</li> <li>» A cool and green parkland city in the South Creek corridor</li> <li>» Biodiversity is protected, urban bushland and remnant vegetation is enhanced</li> <li>» Scenic and cultural landscapes are protected</li> <li>» Environmental, social and economic values in rural areas are protected and enhanced</li> <li>» Urban tree canopy cover is increased</li> <li>» Public open space is accessible, protected and enhanced</li> <li>» The Green Grid links, parks, open spaces, bushland and walking and cycling paths</li> </ul>	<ul style="list-style-type: none"> <li>» Protecting and improving the health and enjoyment of the District's waterways (W12)</li> <li>» Creating a Parkland City urban structure and identity with South Creek as a defining spatial element (W13)</li> <li>» Protecting and enhancing bush land and biodiversity (W14)</li> <li>» Increasing urban tree canopy cover and delivering Green Grid connections (W15)</li> <li>» Protecting and enhancing scenic and cultural landscapes (W16)</li> <li>» Better managing rural areas (W17)</li> <li>» Delivering high quality open space (W18)</li> </ul>	Generally Consistent	<p>The PPR provides an opportunity through part of the limited urbanisation of the site to achieve cultural heritage outcomes that would alternatively not be achieved.</p> <p>The significant heritage elements will be bought to a maintainable standard and a heritage trust fund established for future maintenance (via a Heritage Agreement), as part of a VPA.</p> <p>The proposed open space will form part of a broader strategic network; consistent with the underpinning City and District Plan Key Directions and Planning Priorities.</p> <p>Building envelope restrictions on title can be enforced through a site specific DCP at subdivision stage to minimise the impact, particularly in the south east slopes quadrant.</p> <p>Water Sensitive Urban Design principles will underpin stormwater management to ensure neutral or beneficial effect water quality outcomes (NorBE).</p>
<b>An Efficient City</b>			
<ul style="list-style-type: none"> <li>» A low carbon city contributes to net-zero emissions by 2050 and mitigates climate change</li> <li>» Energy and water flows are captured, used and re-used</li> <li>» More waste is re-used and recycled to support the development of a circular economy</li> </ul>	<ul style="list-style-type: none"> <li>» Reducing carbon emissions and managing energy, water and waste efficiently (W19)</li> </ul>	Generally Consistent	<p>The PPR proposes, through the planting initiatives compensating in part for any limited carbon emissions.</p> <p>Additionally, passive solar design principles beyond the BASIX can be detailed in the relevant DCP amendment. Also on-site capacity exists for managing green waste.</p> <p>Protection of the cultural/scenic landscape is a fundamental underpinning of the proposal.</p>

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			<p>As mentioned above NorBE principles will underpin stormwater management.</p> <p>Therefore, the PPR can be considered consistent with the direction 'An Efficient City.'</p>
<b>A Resilient City</b>			
<ul style="list-style-type: none"> <li>» <i>People and places adapt to climate change and future shocks and stresses</i></li> <li>» <i>Exposure to natural and urban hazards is reduced</i></li> <li>» <i>Heatwaves and extreme heat are managed</i></li> </ul>	<ul style="list-style-type: none"> <li>» <i>Adapting to the impacts of urban and natural hazards and climate change (W20)</i></li> </ul>	Generally Consistent	<p>The PPR will likely produce an outcome which is at least neutral in terms of hazard management. The additional plantings will likely contribute to combating any urban heat generation. Further, the stormwater management system will be designed to address local flooding prospects.</p> <p>Finally, the principles contained in Planning for Bushfire Protection 2019 would underpin the future development.</p> <p>Therefore, the PPR can be considered consistent with the direction 'A Resilient City.'</p>



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Local Strategic Planning Statement	
Action	Comment
Liveability - A Vibrant, Liveable City	
<b>Planning Priority 1</b> - Creating a great place to live, work, play and visit	
Strategic Policy Positions: <ul style="list-style-type: none"> <li>Our people are our most valued asset</li> <li>Our city is an inclusive place for all people</li> </ul>	
1.11 Support the creation of walkable neighbourhoods to enhance community health and wellbeing and create liveable, sustainable urban areas.	The PPR and Concept Masterplan promotes several internal walking opportunities and access to the land proposed to be dedicated as open space.
1.16 Maximise urban shade by protecting existing trees, ensuring new developments incorporate appropriate landscaping and by increasing planting in the open space areas and streetscapes.	The proposal will protect most of the limited existing trees. Additional plantings will take place in the open space areas of the proposed development precincts focussing upon the streets, screen planting and on-site domestic plantings.
1.17 Ensure open space is well connected via pedestrian and cycle links.	This proposal has the potential to link ultimately with the pedestrian/cycle network servicing the MPURA.
1.22 Investigate opportunities to deliver an integrated active transport plan and network (for cyclists and pedestrians) that links important destinations with transport infrastructure between urban development, the open space network and with adjoining areas.	The land subject to the PPR has the potential to integrate with the ABGMA/WSP proposed for the MPURA.
1.25 Support the health and well-being of the community through master planning (including that of key public spaces) and encouraging healthy urban design outcomes, particularly for children, seniors and people with a disability.	The Concept Masterplan accompanying the PPR is underpinned by larger lots with space for enhanced opportunities for healthy living including on-site leisure and recreation and domestic food production/gardening.
<b>Planning Priority 2</b> - Creating high quality, diverse housing	
Strategic Policy Positions: <ul style="list-style-type: none"> <li>Contain urban growth within the existing urban area or within the identified priority growth and urban investigation areas</li> <li>Housing supply, diversity, choice and quality respond to community needs and contribute to housing requirements at the District level</li> </ul>	
2.1 Develop a comprehensive Local Housing Strategy for Campbelltown LGA that identifies and prioritises the areas for growth having regard to housing demand, growth trends and the existing and likely future housing stock.	The CLHS has identified the potential for Large Lot housing to cater for professionals, this being one of the central markets/audiences of the proposal.
2.12 Promote housing diversity through local planning controls and initiatives.	The PPR provides a unique opportunity to increase diversity in the local offer via providing "lifestyle lots" as opposed to traditional suburban development.
2.15 Ensure that sufficient, quality and accessible open space is provided for new urban areas.	The proposal will provide the strategic ridge aligned open space and access there to.
<b>Planning Priority 3</b> - Embracing our heritage and cultural identity	
Strategic Policy Positions: <ul style="list-style-type: none"> <li>Our heritage is respected as a fundamental part of our identity</li> <li>Our city embraces its Indigenous heritage and culture</li> <li>Our diverse cultural mix is an asset for our city</li> </ul>	
3.6 Identify and promote the conservation of environmental heritage and sensitive environmental areas including the Georges River Corridor Landscape, Scenic Hills and Wedderburn.	The proposal unreservedly has as a central underpinning the long term conservation of the important elements of the site's cultural heritage.

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3.7 Manage development outcomes having appropriate regard to environmental and heritage considerations.	<p>The Concept Masterplan demonstrates concept subdivision layouts that minimise site disturbance and promotes planting initiatives on private land.</p> <p>Further, the proposal will deliver a long term conservation strategy for the significant heritage precinct.</p>
<b>Sustainability – A respected and Protected Natural Environment</b>	
<b>Planning Priority 5 – Embracing our unique landscape setting.</b>	
<p>Strategic Policy Positions:</p> <ul style="list-style-type: none"> <li>• Campbelltown is a city of choice and opportunity in a natural environment</li> <li>• Our scenic and natural city edges are protected into the future</li> <li>• We celebrate the First Nations People as the traditional custodians of our land, and embrace their knowledge in the stewardship of our natural environment.</li> <li>• Our multicultural community is celebrated and embraced.</li> </ul>	
5.7 Develop an asset management plan for scenic and cultural landscapes.	The proposal potentially assists in Council's asset management plan development by advancing a 'blueprint' for this strategic cultural heritage precinct.
5.10 Ensure development is undertaken in accordance with relevant legislation to preserve and/or enhance scenic and cultural landscapes	<p>The proposal aims to limit development and guide built form and landscape outcomes to preserve the important elements of existing character.</p> <p>The proposal will importantly ensure statutory requirements are met in pursuit of the conservation objectives attached to the culturally significant landscapes.</p>
5.11 Promote community management of scenic hills and cultural landscapes in LGA.	The proposal will promote the management of a significant cultural landscape be it largely in private ownership.
5.13 Investigate opportunities to rehabilitate existing waterways within the LGA to maximise benefits to the community.	The proposal will manage natural drainage lines through the adoption of WSUD principles.
5.18 Work in partnership with Government and key stakeholders, including the development industry, to ensure that future development is undertaken in a manner that protects areas of biodiversity value.	<p>To ensure the best outcome occurs for this precinct, key stakeholders need be included in the strategic process and become 'partners' in the delivery of the proposed sustainable vision.</p> <p>Reference to the Heritage office will be critical.</p>
<b>Planning Priority 6 – Respecting and Protecting our natural assets</b>	
<p>Strategic Policy Positions:</p> <ul style="list-style-type: none"> <li>• We conserve and protect our rich and diverse biodiversity</li> <li>• We contribute measurable improvements to local air and water quality</li> <li>• We will ensure that natural bushland and open spaces are accessible, attractive and safe places for recreation and wellbeing</li> </ul>	
6.16 Collaborate with other levels of government and government agencies to recognise the value of well planned, connected and designed landscapes.	The proposal will provide a well-planned, connected and designed landscape.
6.24 Ensure natural bushland and open spaces and places are accessible, attractive and safe places for recreation and wellbeing.	The proposal enhances the potential for public access through dedication of strategic open space.
<b>Productivity – A thriving, attractive city</b>	
<b>Planning Priority 8 – Adapting to climate change and building resilience</b>	
<p>Strategic Policy Positions:</p> <ul style="list-style-type: none"> <li>• We will increase our city's resilience to ensure our future prosperity.</li> <li>• We strive to embed the delivery of low resource, low carbon solutions</li> </ul>	

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<ul style="list-style-type: none"> <li>• We will adopt best practice in mitigating and adapting to climate change.</li> <li>• We will address the urban heat island effect and implement innovative ways to cool our LGA to maintain liveable standards for a healthy community.</li> </ul>	
8.21 Work in partnership with various stakeholders to deliver Green Grid projects	The proposal presents possible opportunities to help build the grid on-site and integrate with the grid off site.
8.29 Work with key stakeholders to protect waterways, riparian vegetation and environmental values.	Key stakeholders will be consulted with during the planning phase to ensure that biodiversity is protected and conserved in an appropriate manner.
<b>Planning Priority 12 – Creating a smart, connected, productive city</b>	
Strategic Policy Positions: <ul style="list-style-type: none"> <li>• Advancements in technology provide opportunities for our people and businesses</li> <li>• Utilising the latest technology attracts future investment and business growth</li> </ul>	
12.5 Leverage opportunities to innovate with tourism and enterprise business opportunities that support health and wellbeing including opportunities for healthy tourism such as bushwalking, trails, e-bikes, city farms and the like.	<p>The proposal will add to the blue-green web of integrated passive recreational opportunities, supporting broader healthy, lifestyle initiatives.</p> <p>Opportunities to access significant heritage elements may emerge.</p>

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**Table 3:** Greater Sydney and Western City District Plan

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistency	Response
<b>Infrastructure and Collaboration</b>			
<i>A City Supported by Infrastructure</i>			
<ul style="list-style-type: none"> <li>» Infrastructure supports the three cities</li> <li>» Infrastructure aligns with forecast growth - growth infrastructure compact</li> <li>» Infrastructure adapts to meet future needs</li> <li>» Infrastructure use is optimised</li> </ul>	<ul style="list-style-type: none"> <li>» Planning for a city supported by infrastructure (W1)</li> </ul>	Generally Consistent	<p>The PPR proposes an additional 77 lots (approximately 260 people). The proposed utilities infrastructure to service the MPURA can be readily augmented to service the proposed development.</p> <p>Further, the road network proposed to service the surrounding precincts in the MURA can accommodate the increased traffic demands whilst appropriate connectivity to the proposed surrounding pedestrian/cycle network can be achieved.</p> <p>Therefore, it is considered that the PPR and accordingly the PP is consistent with the objectives within the direction 'A City Supported by Infrastructure.'</p>
<i>A Collaborative City</i>			
<ul style="list-style-type: none"> <li>» Benefits of growth realised by collaboration of governments, community and business</li> </ul>	<ul style="list-style-type: none"> <li>» Working through collaboration (W2)</li> </ul>	Generally Consistent	<p>Whilst, the PPR is not identified in the plan as a specific Collaboration Area, the attached PP would entail compulsory community engagement and consultation with authorities/agencies in accordance with a Gateway Determination.</p> <p>Therefore, the PPR and accordingly the PP can be considered consistent with the objectives of 'A Collaborative City'</p>
<b>Liveability</b>			
<i>A City for People</i>			
<ul style="list-style-type: none"> <li>» Services and infrastructure meet communities' changing needs</li> </ul>	<ul style="list-style-type: none"> <li>» Providing services and social infrastructure to meet peoples</li> </ul>	Generally Consistent	<p>The PPR has not proposed any additional education or health facilities as the proposed yield will not impact significantly on the</p>

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<ul style="list-style-type: none"> <li>» Communities are healthy, resilient and socially connected</li> <li>» Greater Sydney's communities are culturally rich with diverse neighbourhoods</li> <li>» Greater Sydney celebrates the arts and supports creative industries and innovation</li> </ul>	<p><i>changing needs (W3)</i></p> <p>» <i>Fostering healthy, creative, culturally rich and socially connected communities (W4)</i></p>		<p>social infrastructure planned for the MPURA.</p> <p>However, the PPR provides access to proposed open space and visual access (as a minimum) to the culturally significant elements of Glenlee estate.</p> <p>Therefore, the PPR and accordingly the PP can be considered consistent with the objectives of 'A City for People'</p>
<b>Housing the City</b>			
<ul style="list-style-type: none"> <li>» Greater housing supply</li> <li>» Housing is more diverse and affordable</li> </ul>	<p>» <i>Providing housing supply, choice and affordability, with access to jobs, services and public transport (W5)</i></p>	Generally Consistent	<p>The PPR proposes an additional 77 allotments to provide for a housing/lifestyle opportunity rarely catered for in Campbelltown's current housing provision.</p> <p>Housing affordability is more than adequately catered for in the urban release and urban renewal housing programs.</p> <p>Housing supply, however, fails to adequately cater for diversity at the 'lifestyle/environmental living' end of the housing spectrum.</p> <p>The proposal will importantly contribute to the subject housing void in a location with adequate access to Campbelltown LGA employment opportunities and city facilities and services, including those in the proposed Menangle Park Town Centre and existing Macarthur Centre.</p> <p>Therefore, whilst not addressing affordability (which is more than adequately catered for in the urban release and urban renewal housing programs) the PPR importantly addresses a void in housing diversity and can be considered generally consistent with the objectives of 'Housing the City.'</p>
<b>A City of Great Places</b>			

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<ul style="list-style-type: none"> <li>» <i>Great places that bring people together</i></li> <li>» <i>Environmental heritage is identified, conserved and enhanced</i></li> </ul>	<ul style="list-style-type: none"> <li>» <i>Creating and renewing great places and local centres, and respecting the District's heritage (W6)</i></li> </ul>	Generally Consistent	<p>The PPR's intent is to create a place that sensitively integrates with and facilitates the conservation of important elements of the cultural environment.</p> <p>The PPR and accordingly the PP has the potential to meet the objectives of 'Housing the City' and therefore can be considered consistent.</p>
Productivity			
A Well Connected City			
<ul style="list-style-type: none"> <li>» <i>A metropolis of three cities -integrated land use and transport creates walkable and 30 minute cities</i></li> <li>» <i>The Eastern, GPOP and Western Economic corridors are better connected and more competitive and efficient</i></li> <li>» <i>Freight and logistics network is competitive and efficient</i></li> <li>» <i>Regional connectivity is enhanced</i></li> </ul>	<ul style="list-style-type: none"> <li>» <i>Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City (W7)</i></li> </ul>	Generally Consistent	<p>The PPR does not directly impact this Direction. It seeks to leverage off the broader local road system and proposed road system of the developing MPURA, including the proposed Spring Farm Link Road. Such road network will be provided progressively as the release area develops.</p> <p>Additionally; it will provide opportunities for integrated cycle/pedestrian provision and access to local centres/facilities.</p> <p>Therefore, the PPR and accordingly the PP can be considered consistent with the direction 'A Well Connected City.'</p>
Jobs and Skills for the City			
<ul style="list-style-type: none"> <li>» <i>Harbour CBD is stronger and more competitive</i></li> <li>» <i>Greater Parramatta is stronger and better connected</i></li> <li>» <i>Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City</i></li> <li>» <i>Internationally competitive health, education, research and innovation precincts</i></li> </ul>	<ul style="list-style-type: none"> <li>» <i>Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis (W8)</i></li> <li>» <i>Growing and strengthening the metropolitan city cluster (W9)</i></li> <li>» <i>Maximising freight and logistics opportunities and planning and managing</i></li> </ul>	Generally Consistent	<p>The PPR does not directly impact this Direction. It provides a potential housing environment for a more skilled workforce and/or local business people sparingly catered for to date.</p> <p>Therefore, the PPR can be considered consistent with the direction 'Jobs and Skills for the City.'</p>

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» Investment and business activity in centres	industrial and urban services land (W10)		
» Industrial and urban services land is planned, protected and managed	» Growing investment, business opportunities and jobs in strategic centres (W11)		
» Economic sectors are targeted for success			
Sustainability			
A City in its Landscape			
» The coast and waterways are protected and healthier	» Protecting and improving the health and enjoyment of the District's waterways (W12)	Generally Consistent	The PPR provides an opportunity through part of the limited urbanisation of the site to achieve cultural heritage outcomes that would alternatively not be achieved.
» A cool and green parkland city in the South Creek corridor	» Creating a Parkland City urban structure and identity with South Creek as a defining spatial element (W13)		The significant heritage elements will be bought to a maintainable standard and a heritage trust fund established for future maintenance (via a Heritage Agreement), as part of a VPA.
» Biodiversity is protected, urban bushland and remnant vegetation is enhanced	» Protecting and enhancing bush land and biodiversity (W14)		The proposed open space will form part of a broader strategic network; consistent with the underpinning City and District Plan Key Directions and Planning Priorities.
» Scenic and cultural landscapes are protected	» Increasing urban tree canopy cover and delivering Green Grid connections (W15)		Building envelope restrictions on title can be enforced through a site specific DCP at subdivision stage to minimise the impact, particularly in the south east slopes quadrant.
» Environmental, social and economic values in rural areas are protected and enhanced	» Protecting and enhancing scenic and cultural landscapes (W16)		Water Sensitive Urban Design principles will underpin stormwater management to ensure neutral or beneficial effect water quality outcomes (NorBE).
» Urban tree canopy cover is increased	» Better managing rural areas (W17)		
» Public open space is accessible, protected and enhanced	» Delivering high quality open space (W18)		
» The Green Grid links, parks, open spaces, bushland and walking and cycling paths			
An Efficient City			
» A low carbon city contributes to net-zero	» Reducing carbon emissions and	Generally Consistent	The PPR proposes, through the planting initiatives compensating



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<p><i>emissions by 2050 and mitigates climate change</i></p> <p>» <i>Energy and water flows are captured, used and re-used</i></p> <p>» <i>More waste is re-used and recycled to support the development of a circular economy</i></p>	<p><i>managing energy, water and waste efficiently (W19)</i></p>		<p>in part for any limited carbon emissions.</p> <p>Additionally, passive solar design principles beyond the BASIX can be detailed in the relevant DCP amendment. Also on-site capacity exists for managing green waste.</p> <p>Protection of the cultural/scenic landscape is a fundamental underpinning of the proposal.</p> <p>As mentioned above NorBE principles will underpin stormwater management.</p> <p>Therefore, the PPR and accordingly the PP can be considered consistent with the direction 'An Efficient City.'</p>
<b>A Resilient City</b>			
<p>» <i>People and places adapt to climate change and future shocks and stresses</i></p> <p>» <i>Exposure to natural and urban hazards is reduced</i></p> <p>» <i>Heatwaves and extreme heat are managed</i></p>	<p>» <i>Adapting to the impacts of urban and natural hazards and climate change (W20)</i></p>	<p>Generally Consistent</p>	<p>The PPR will likely produce an outcome which is at least neutral in terms of hazard management. The additional plantings will likely contribute to combating any urban heat generation. Further, the stormwater management system will be designed to address local flooding prospects.</p> <p>Finally, the principles contained in Planning for Bushfire Protection 2019 would underpin the future development.</p> <p>Therefore, the PPR and accordingly the PP can be considered consistent with the direction 'A Resilient City.'</p>

**Table 4:** Assessment against State Environmental Planning Policies

Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
SEPP (Aboriginal Land) 2019	N/A	Not applicable to this PP.
SEPP (Activation Precincts) 2020	N/A	Not applicable to this PP.

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SEPP (Affordable Rental Housing) 2009	Consistent	The Proposal does not prejudice the application of the SEPP and development of the various forms of affordable housing although, it is unlikely to be an affordable housing product.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent	The Proposal is not inconsistent with the SEPP; the provisions of which would apply to future developments and indeed are envisaged to be exceeded.
SEPP (Coastal Management) 2018	N/A	Not applicable to this PP.
SEPP (Concurrences and Consents)	N/A	Not applicable to this PP.
SEPP (Educational Establishments and Child Care Facilities) 2017	Consistent	Any educational establishments would be subject to development approval in accordance with the provisions of the SEPP, if proposed.
SEPP (Exempt & Complying Development Codes) 2008	Consistent	The Proposal is not inconsistent with the SEPP and the provisions. Given the proposed E4 zoning the Exempt and Complying Code would not be applicable to housing development within the precinct.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent	The Proposal does not preclude future merit based provisions of housing for seniors and people with a disability, although none is proposed.
SEPP (Infrastructure) 2007	Consistent	The proposal does not constitute traffic generating development.  Any future development in regards to Infrastructure provision on this site will be required to fulfil this SEPP at Development Application stage.
SEPP (Koala Habitat Protection) 2020	Consistent	The site is not identified as potential koala habitat and accordingly not subject to the provisions of the SEPP.
SEPP (Major Infrastructure Corridors) 2020	N/A	Not applicable to this PP.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable to this PP.
SEPP No 1 Development Standards	Consistent	Not applicable as CLEP 2015 is a Standard Instrument LEP & incorporates Clause 4.6 - Exceptions to Development Standards, which negates the need for consistency with SEPP 1.
SEPP No. 19 – Bushland in Urban Areas	Consistent	Where relevant, future vegetation removal will need to comply with the provisions of the SEPP and other companion legislation.  Little vegetation will be removed from the general pastoral landscape.  The tree canopy will be increased from the current grazing landscape through significant street tree and screen planting initiatives.
SEPP No. 21 – Caravan Parks	N/A	Not Applicable to this PP.

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SEPP No. 33 – Hazardous and Offensive Development	N/A	Not Applicable to this PP.
SEPP No. 36 – Manufactured Home Estates	Consistent	The provisions of the SEPP are not compromised by the Proposal.
SEPP No. 50 – Canal Estate Development	N/A	Not Applicable to this PP.
SEPP No. 55 – Remediation of Land	N/A	A Preliminary Site Investigation was undertaken by Douglas Partners. A total of ten (10) Areas of Environmental Concern (AEC) were identified across the Site.  Any future development of the site will be subject to further detailed environmental investigations and these matters addressed as part of a future development application/s. The investigation concluded that the site can be made suitable for the proposed uses.
SEPP No. 64 – Advertising and Signage	Consistent	Any future advertising/signage will need to comply with the provisions of the SEPP.
SEPP No. 65 – Design Quality of Residential Apartment Development	N/A	Not applicable to this PP.
SEPP No. 70 – Affordable Housing (Revised Schemes)	N/A	Not applicable to this PP.
SEPP (Primary Production and Rural Development) 2019	N/A	Not applicable to this PP.
SEPP (State and Regional Development) 2011	N/A	Not Applicable to this PP.
SEPP (State Significant Precincts) 2005	N/A	Not Applicable to this PP.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not Applicable to this PP.
SEPP (Sydney Region Growth Centres) 2006	Consistent	The land is contained within the Menangle Park Precinct of the SEPP. The relevant planning controls for the precinct are cited to be the provisions of CLEP 2015. The proposal seeks to amend the prevailing controls as per the PPR.
SEPP (Vegetation in Non-Rural Areas) 2017	Consistent	The Proposal does not conflict or hinder the achievement of the SEPP aims.
SEPP (Western Sydney Aerotropolis) 2020	N/A	Not Applicable to this PP.
SEPP (Western Sydney Employment Area) 2009	N/A	Not Applicable to this PP.
SREP No. 20 – Hawkesbury Nepean River	Consistent	The Proposal does not conflict or hinder the achievement of the SREP aims, with the principles of NorBE underpinning water management and the proposal being removed from the iconic Nepean River landscapes.

**Table 5: Assessment against Relevant S9.1 Ministerial Directions**

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
1. Employment and Resources		
1.2 Rural Zones		

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This Direction seeks to protect the agricultural production value of rural lands.	Justifiably Inconsistent	The PPR and accordingly the PP relates to a limited parcel of constrained land with little inherent productive capacity. The application of capital in the form of intensive agriculture would lead potentially to significant neighbourhood conflicts and potential adverse visual impacts. Further, intensive cultivation would be severely curtailed by the prevailing topography.
<b>1.3 Mining, Petroleum Production and Extractive Industries</b>		
The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	Justifiably Consistent	Future extraction would be incompatible with the proposal and surrounding development and would be inappropriate. The existing neighbourhood character would generally mitigate against extractive industry approval irrespective of the proposal.
<b>1.5 Rural Lands</b>		
This Direction seeks to facilitate the protection of rural land and its intrinsic values and contributions to the social, economic and environmental outcomes.	Consistent	Not Applicable within the Campbelltown Local Government Area.
<b>2. Environment and Heritage</b>		
<b>2.1 Environmental Protection Zones</b>		
This direction seeks to ensure that environmentally sensitive areas are not compromised.	Consistent	The PPR and accordingly the PP does not include areas of biodiversity significance as identified on the CLEP 2015 Terrestrial Biodiversity.
<b>2.3 Heritage Conservation</b>		
This Direction seeks to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent	<p>An Aboriginal Heritage Due Diligence Assessment has been undertaken and identified areas of moderate to high archaeological potential. These areas can be largely avoided and/or appropriately managed.</p> <p>Areas where future development may impact, will require further assessment at the DA stage in the form of an Aboriginal Cultural Heritage Assessment (ACHA).</p> <p>The subject site is listed as a State Heritage Item and is subject to the relevant provisions of the Heritage Act and CLEP 2015. Additionally, the PPR is accompanied by a Conservation Management Plan (CMP), Heritage Impact Statement and principles of a proposed Heritage Agreement, which supports the proposed development outcomes.</p>
<b>2.6 Remediation of Contaminated Land</b>		

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This Direction seeks to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities	Consistent	<p>The PPR is accompanied by a Preliminary Site Investigation by Douglas Partners.</p> <p>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 a future development application/s.</p> <p>The investigation concluded that the site can be made suitable for the proposed uses.</p>
<b>3. Housing, Infrastructure and Urban Development</b>		
<b>3.1 Residential Zones</b>		
This Direction seeks to encourage housing diversity, optimise use of infrastructure and minimise the impacts on resource lands.	Consistent	<p>The PPR and accordingly the PP will broaden housing choice in providing larger lot 'lifestyle housing' opportunities and be generally driven by good design aspirations. In doing so, by its very nature, it cannot reduce the consumption of land on the urban fringe and is considered an acceptable outcome given more intense residential development would never be suitable on the site.</p> <p>The existing LEP includes provisions which require inherit service commitments to be met. Further the PPR and accordingly the PP does not include provisions that reduce the permissible residential density.</p>
<b>3.2 Home Occupations</b>		
This Direction seeks to facilitate low impact small businesses in dwelling houses	Consistent	The proposal includes standard provisions to facilitate home occupations.
<b>3.4 Integrating Land Use and Transport</b>		
This Direction seeks to ensure urban structures, building forms, land use locations, development design, subdivision and street layouts achieve movement efficiencies, optimise amenity and safety and contribute to more sustainable community outcomes.	Consistent	<p>The proposal can leverage off the public transport strategy for the MPURA and in particular proposed local bus services and the limited train services.</p> <p>Further, the subject accessibility network will link readily with the proposed Spring Farm Parkway and proposed Menangle Park Centre</p> <p>Access is noted to be dependent on the development of the surrounding urban release area with the existing bridge over the Hume Highway not suited for significant vehicular movements.</p>
<b>4. Hazard and Risk</b>		
<b>4.1 Acid Sulphate Soils</b>		

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This Direction seeks to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	N/A	The site is not identified to be under laid with acid sulphate soils.
<b>4.2 Mine Subsidence and Unstable Land</b>		
This Direction seeks to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Justifiably Inconsistent	<p>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 MPURA.</p> <p>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 a scale and form necessary to make the development viable – given the important contribution of Menangle Park to land supply in the Sydney Metropolitan Region.</p>
<b>4.3 Flood Prone Land</b>		
This Direction seeks to ensure flood hazards are appropriately managed in a development context both on and off the subject land.	N/A	The site is not identified to be flood prone. Minor inundation is noted to occur in a limited area and is capable of being readily managed.
<b>4.4 Planning for Bushfire</b>		
This Direction seeks to protect life, property and the environment from bushfire hazards, whilst, encouraging sound management of bushfire prone areas and discouraging incompatible land uses.	Consistent	<p>The subject site contains bushfire prone land (Vegetation Category 3 and Vegetation Buffer). Such land comprises principally grasslands.</p> <p>The final design of the proposed development, including service infrastructure, can be made to comply with Planning for Bushfire Protection 2019.</p> <p>It is noted that pre consultation with the NSW RFS would likely be a requirement of a positive Gateway Determination.</p> <p>Any future vegetation rehabilitation and enhancement must ensure the principles of Planning for Bushfire Protection 2019 are complied with.</p>
<b>5. Regional Planning</b>		
<b>5.2 Sydney Drinking Water Catchment</b>		
This Direction seeks to protect water quality in the Sydney Drinking Water Catchment.	N/A	Not Applicable
<b>6. Local Plan Making</b>		
<b>6.1 Approvals and Referral Requirements</b>		
This Direction seeks to ensure that the LEP provisions encourage the efficient and appropriate assessment of development.	Consistent	The Proposal is consistent with this direction because it does not alter the provisions

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		relating to approval and referral requirements.
<b>6.2 Reserving land for Public Purposes</b>		
This Direction seeks to facilitate the provision of public services and facilities by reserving the land for public purpose and remove any reservations of land for public purpose where land is no longer required for acquisition.	Council approval and endorsement of the Secretary is required	As part of the conservation strategy accompanying the proposal it is proposed to dedicate the eastern ridgeline and knoll as open space with an attached RE1 Public Recreation zoning.
<b>6.3 Site Specific Controls</b>		
This Direction seeks to discourage unnecessarily restrictive site specific planning controls.	Justifiably Inconsistent	The Proposal pertains to amendments to the 'standard instrument' Campbelltown LEP 2015.  No site specific planning controls are proposed.
<b>7. Metropolitan Planning</b>		
<b>7.8 Implementation of the Western Sydney Aerotropolis Plan</b>		
This Direction seeks to ensure development within the Western Sydney Aerotropolis is consistent with the Western Sydney Aerotropolis Plan.	Consistent	The Proposal does not undermine the achievement of the objectives, planning principles or priorities of the Western Sydney Aerotropolis Plan.
<b>7.12 Implementation of Greater Macarthur 2040</b>		
This Direction seeks to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.	Consistent	The Proposal is within the Greater Macarthur Land Release Area and is considered to be not inconsistent with the planning principles or the broader precinct; the site, being identified to be existing urban land in the Greater Macarthur Structure Plan (land release areas).

**Table 6:** Campbelltown Local Strategic Planning Statement

Local Strategic Planning Statement	
Action	Comment
Liveability – A Vibrant, Liveable City	
<b>Planning Priority 1</b> – Creating a great place to live, work, play and visit	
Strategic Policy Positions: <ul style="list-style-type: none"> <li>Our people are our most valued asset</li> <li>Our city is an inclusive place for all people</li> </ul>	
1.11 Support the creation of walkable neighbourhoods to enhance community health and wellbeing and create liveable, sustainable urban areas.	The PPR and Concept Masterplan promotes several internal walking opportunities and access to the land proposed to be dedicated as open space.
1.16 Maximise urban shade by protecting existing trees, ensuring new developments incorporate appropriate landscaping and by increasing planting in the open space areas and streetscapes.	The proposal will protect most of the limited existing trees. Additional plantings will take place in the open space areas of the proposed development precincts focussing upon the streets, screen planting and on-site domestic plantings.



## Attachment 2 – Strategic Context

1.17 Ensure open space is well connected via pedestrian and cycle links.	This proposal has the potential to link ultimately with the pedestrian/cycle network servicing the MPURA.
1.22 Investigate opportunities to deliver an integrated active transport plan and network (for cyclists and pedestrians) that links important destinations with transport infrastructure between urban development, the open space network and with adjoining areas.	The land subject to the PPR and accordingly the PP has the potential to integrate with the ABGMA/WSP proposed for the MPURA.
1.25 Support the health and well-being of the community through master planning (including that of key public spaces) and encouraging healthy urban design outcomes, particularly for children, seniors and people with a disability.	The Concept Masterplan accompanying the PPR is underpinned by larger lots with space for enhanced opportunities for healthy living including on-site leisure and recreation and domestic food production/gardening.
<b>Planning Priority 2 – Creating high quality, diverse housing</b>	
Strategic Policy Positions: <ul style="list-style-type: none"> <li>Contain urban growth within the existing urban area or within the identified priority growth and urban investigation areas</li> <li>Housing supply, diversity, choice and quality respond to community needs and contribute to housing requirements at the District level</li> </ul>	
2.1 Develop a comprehensive Local Housing Strategy for Campbelltown LGA that identifies and prioritises the areas for growth having regard to housing demand, growth trends and the existing and likely future housing stock.	The CLHS has identified the potential for Large Lot housing to cater for professionals, this being one of the central markets/audiences of the proposal.
2.12 Promote housing diversity through local planning controls and initiatives.	The PPR and accordingly the PP provides a unique opportunity to increase diversity in the local offer via providing "lifestyle lots" as opposed to traditional suburban development.
2.15 Ensure that sufficient, quality and accessible open space is provided for new urban areas.	The proposal will provide the strategic ridge aligned open space and access there to.
<b>Planning Priority 3 – Embracing our heritage and cultural identity</b>	
Strategic Policy Positions: <ul style="list-style-type: none"> <li>Our heritage is respected as a fundamental part of our identity</li> <li>Our city embraces its Indigenous heritage and culture</li> <li>Our diverse cultural mix is an asset for our city</li> </ul>	
3.6 Identify and promote the conservation of environmental heritage and sensitive environmental areas including the Georges River Corridor Landscape, Scenic Hills and Wedderburn.	The proposal unreservedly has as a central underpinning the long term conservation of the important elements of the site's cultural heritage.
3.7 Manage development outcomes having appropriate regard to environmental and heritage considerations.	<p>The Concept Masterplan demonstrates concept subdivision layouts that minimise site disturbance and promotes planting initiatives on private land.</p> <p>Further, the proposal will deliver a long term conservation strategy for the significant heritage precinct.</p>
<b>Sustainability – A respected and Protected Natural Environment</b>	
<b>Planning Priority 5 – Embracing our unique landscape setting.</b>	
Strategic Policy Positions: <ul style="list-style-type: none"> <li>Campbelltown is a city of choice and opportunity in a natural environment</li> <li>Our scenic and natural city edges are protected into the future</li> <li>We celebrate the First Nations People as the traditional custodians of our land, and embrace their knowledge in the stewardship of our natural environment.</li> </ul>	

## Attachment 2 – Strategic Context

<ul style="list-style-type: none"> <li>Our multicultural community is celebrated and embraced.</li> </ul>	
5.7 Develop an asset management plan for scenic and cultural landscapes.	The proposal potentially assists in Council's asset management plan development by advancing a 'blueprint' for this strategic cultural heritage precinct.
5.10 Ensure development is undertaken in accordance with relevant legislation to preserve and/or enhance scenic and cultural landscapes	<p>The proposal aims to limit development and guide built form and landscape outcomes to preserve the important elements of existing character.</p> <p>The proposal will importantly ensure statutory requirements are met in pursuit of the conservation objectives attached to the culturally significant landscapes.</p>
5.11 Promote community management of scenic hills and cultural landscapes in LGA.	The proposal will promote the management of a significant cultural landscape be it largely in private ownership.
5.13 Investigate opportunities to rehabilitate existing waterways within the LGA to maximise benefits to the community.	The proposal will manage natural drainage lines through the adoption of WSUD principles.
5.18 Work in partnership with Government and key stakeholders, including the development industry, to ensure that future development is undertaken in a manner that protects areas of biodiversity value.	<p>To ensure the best outcome occurs for this precinct, key stakeholders need be included in the strategic process and become 'partners' in the delivery of the proposed sustainable vision.</p> <p>Reference to the Heritage office will be critical.</p>
<b>Planning Priority 6 – Respecting and Protecting our natural assets</b>	
Strategic Policy Positions: <ul style="list-style-type: none"> <li>We conserve and protect our rich and diverse biodiversity</li> <li>We contribute measurable improvements to local air and water quality</li> <li>We will ensure that natural bushland and open spaces are accessible, attractive and safe places for recreation and wellbeing</li> </ul>	
6.16 Collaborate with other levels of government and government agencies to recognise the value of well planned, connected and designed landscapes.	The proposal will provide a well-planned, connected and designed landscape.
6.24 Ensure natural bushland and open spaces and places are accessible, attractive and safe places for recreation and wellbeing.	The proposal enhances the potential for public access through dedication of strategic open space.
<b>Productivity – A thriving, attractive city</b>	
<b>Planning Priority 8 – Adapting to climate change and building resilience</b>	
Strategic Policy Positions: <ul style="list-style-type: none"> <li>We will increase our city's resilience to ensure our future prosperity.</li> <li>We strive to embed the delivery of low resource, low carbon solutions</li> <li>We will adopt best practice in mitigating and adapting to climate change.</li> <li>We will address the urban heat island effect and implement innovative ways to cool our LGA to maintain liveable standards for a healthy community.</li> </ul>	
8.21 Work in partnership with various stakeholders to deliver Green Grid projects	The proposal presents possible opportunities to help build the grid on-site and integrate with the grid off site.
8.29 Work with key stakeholders to protect waterways, riparian vegetation and environmental values.	Key stakeholders will be consulted with during the planning phase to ensure that biodiversity is protected and conserved in an appropriate manner.
<b>Planning Priority 12 – Creating a smart, connected, productive city</b>	
Strategic Policy Positions: <ul style="list-style-type: none"> <li>Advancements in technology provide opportunities for our people and businesses</li> </ul>	

Attachment 2 – Strategic Context

<ul style="list-style-type: none"> <li>• Utilising the latest technology attracts future investment and business growth</li> </ul>	
<p>12.5 Leverage opportunities to innovate with tourism and enterprise business opportunities that support health and wellbeing including opportunities for healthy tourism such as bushwalking, trails, e-bikes, city farms and the like.</p>	<p>The proposal will add to the blue-green web of integrated passive recreational opportunities, supporting broader healthy, lifestyle initiatives.</p> <p>Opportunities to access significant heritage elements may emerge.</p>