

Table 3: Greater Sydney and Western City District Plan

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"> » Infrastructure supports the three cities » Infrastructure aligns with forecast growth - growth infrastructure compact » Infrastructure adapts to meet future needs » Infrastructure use is optimised 	<ul style="list-style-type: none"> » Planning for a city supported by infrastructure (W1) 	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>
A Collaborative City			
<ul style="list-style-type: none"> » Benefits of growth realised by collaboration of governments, community and business 	<ul style="list-style-type: none"> » Working through collaboration (W2) 	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>
Liveability			
A City for People			
<ul style="list-style-type: none"> » Services and infrastructure meet communities' changing needs 	<ul style="list-style-type: none"> » Providing services and social infrastructure to meet peoples 	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"> » <i>Communities are healthy, resilient and socially connected</i> » <i>Greater Sydney's communities are culturally rich with diverse neighbourhoods</i> » <i>Greater Sydney celebrates the arts and supports creative industries and innovation</i> 	<ul style="list-style-type: none"> <i>changing needs (W3)</i> » <i>Fostering healthy, creative, culturally rich and socially connected communities (W4)</i> 		<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>
Housing the City			
<ul style="list-style-type: none"> » <i>Greater housing supply</i> » <i>Housing is more diverse and affordable</i> 	<ul style="list-style-type: none"> » <i>Providing housing supply, choice and affordability, with access to jobs, services and public transport (W5)</i> 	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>
A City of Great Places			

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<ul style="list-style-type: none"> » <i>Great places that bring people together</i> » <i>Environmental heritage is identified, conserved and enhanced</i> 	<ul style="list-style-type: none"> » <i>Creating and renewing great places and local centres, and respecting the District's heritage (W6)</i> 	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"> » <i>A metropolis of three cities -integrated land use and transport creates walkable and 30 minute cities</i> » <i>The Eastern, GPOP and Western Economic corridors are better connected and more competitive and efficient</i> » <i>Freight and logistics network is competitive and efficient</i> » <i>Regional connectivity is enhanced</i> 	<ul style="list-style-type: none"> » <i>Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City (W7)</i> 	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"> » <i>Harbour CBD is stronger and more competitive</i> » <i>Greater Parramatta is stronger and better connected</i> » <i>Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City</i> » <i>Internationally competitive health, education, research and innovation. precincts</i> 	<ul style="list-style-type: none"> » <i>Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis (W8)</i> » <i>Growing and strengthening the metropolitan city cluster (W9)</i> » <i>Maximising freight and logistics opportunities and planning and managing</i> 	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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<ul style="list-style-type: none"> » Investment and business activity in centres » Industrial and urban services land is planned, protected and managed » Economic sectors are targeted for success 	<ul style="list-style-type: none"> industrial and urban services land (W10) » Growing investment, business opportunities and jobs in strategic centres (W11) 		
Sustainability			
A City in its Landscape			
<ul style="list-style-type: none"> » The coast and waterways are protected and healthier » A cool and green parkland city in the South Creek corridor » Biodiversity is protected, urban bushland and remnant vegetation is enhanced » Scenic and cultural landscapes are protected » Environmental, social and economic values in rural areas are protected and enhanced » Urban tree canopy cover is increased » Public open space is accessible, protected and enhanced » The Green Grid links, parks, open spaces, bushland and walking and cycling paths 	<ul style="list-style-type: none"> » Protecting and improving the health and enjoyment of the District's waterways (W12) » Creating a Parkland City urban structure and identity with South Creek as a defining spatial element (W13) » Protecting and enhancing bush land and biodiversity (W14) » Increasing urban tree canopy cover and delivering Green Grid connections (W15) » Protecting and enhancing scenic and cultural landscapes (W16) » Better managing rural areas (W17) » Delivering high quality open space (W18) 	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 brought 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>
An Efficient City			
<ul style="list-style-type: none"> » A low carbon city contributes to net-zero 	<ul style="list-style-type: none"> » 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>
A Resilient City			
<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	<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.

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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	<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 a future development application/s. The investigation concluded that the site can be made suitable for the proposed uses.</p>
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.
1.3 Mining, Petroleum Production and Extractive Industries		
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.
1.5 Rural Lands		
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.
2. Environment and Heritage		
2.1 Environmental Protection Zones		
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.
2.3 Heritage Conservation		
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>
2.6 Remediation of Contaminated Land		

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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>
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones		
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>
3.2 Home Occupations		
This Direction seeks to facilitate low impact small businesses in dwelling houses	Consistent	The proposal includes standard provisions to facilitate home occupations.
3.4 Integrating Land Use and Transport		
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>
4. Hazard and Risk		
4.1 Acid Sulphate Soils		

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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.
4.2 Mine Subsidence and Unstable Land		
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>
4.3 Flood Prone Land		
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.
4.4 Planning for Bushfire		
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>
5. Regional Planning		
5.2 Sydney Drinking Water Catchment		
This Direction seeks to protect water quality in the Sydney Drinking Water Catchment.	N/A	Not Applicable
6. Local Plan Making		
6.1 Approvals and Referral Requirements		
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.
6.2 Reserving land for Public Purposes		
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.
6.3 Site Specific Controls		
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.
7. Metropolitan Planning		
7.8 Implementation of the Western Sydney Aerotropolis Plan		
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.
7.12 Implementation of Greater Macarthur 2040		
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	
Planning Priority 1 - Creating a great place to live, work, play and visit	
Strategic Policy Positions: <ul style="list-style-type: none"> Our people are our most valued asset Our city is an inclusive place for all people 	
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.

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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.
Planning Priority 2 – Creating high quality, diverse housing	
Strategic Policy Positions: <ul style="list-style-type: none"> • Contain urban growth within the existing urban area or within the identified priority growth and urban investigation areas • Housing supply, diversity, choice and quality respond to community needs and contribute to housing requirements at the District level 	
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.
Planning Priority 3 – Embracing our heritage and cultural identity	
Strategic Policy Positions: <ul style="list-style-type: none"> • Our heritage is respected as a fundamental part of our identity • Our city embraces its Indigenous heritage and culture • Our diverse cultural mix is an asset for our city 	
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>
Sustainability – A respected and Protected Natural Environment	
Planning Priority 5 – Embracing our unique landscape setting.	
Strategic Policy Positions: <ul style="list-style-type: none"> • Campbelltown is a city of choice and opportunity in a natural environment • Our scenic and natural city edges are protected into the future • We celebrate the First Nations People as the traditional custodians of our land, and embrace their knowledge in the stewardship of our natural environment. 	

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<ul style="list-style-type: none"> Our multicultural community is celebrated and embraced. 	
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>
Planning Priority 6 – Respecting and Protecting our natural assets	
<p>Strategic Policy Positions:</p> <ul style="list-style-type: none"> We conserve and protect our rich and diverse biodiversity We contribute measurable improvements to local air and water quality We will ensure that natural bushland and open spaces are accessible, attractive and safe places for recreation and wellbeing 	
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.
Productivity – A thriving, attractive city	
Planning Priority 8 – Adapting to climate change and building resilience	
<p>Strategic Policy Positions:</p> <ul style="list-style-type: none"> We will increase our city's resilience to ensure our future prosperity. We strive to embed the delivery of low resource, low carbon solutions We will adopt best practice in mitigating and adapting to climate change. We will address the urban heat island effect and implement innovative ways to cool our LGA to maintain liveable standards for a healthy community. 	
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.
Planning Priority 12 – Creating a smart, connected, productive city	
<p>Strategic Policy Positions:</p> <ul style="list-style-type: none"> Advancements in technology provide opportunities for our people and businesses 	

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<ul style="list-style-type: none">• Utilising the latest technology attracts future investment and business growth	
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>