

## **Glenlee Estate (Glenlee House) Planning Proposal Overview (21-2-2023)**

### **Planning Proposal Request (PPR)**

- Generally supported at a Councillor Briefing on 29 October 2019.

### **Refinement/Delay**

- Significant review of the Conservation Management Plan (CMP) and engagement with Heritage NSW

### **Local Planning Panel (LPP)**

- LPP communicated qualified support at its meeting of 28 April 2021, subject to:
  - A mechanism to control dwelling size and provide an adequate landscape context
  - Preparation of a DCP for concurrent exhibition which addresses development matters outlined in the Heritage Impact Statement (HIS)
  - Consolidation of homestead and southern pastures groups as a single E3-Environmental Management zone.
  - An irrevocable offer to address land dedication and conservation actions.
- These matters were addressed in the planning package subsequently considered by Council with the exception of the DCP which is currently in the course of compilation (It was delayed having regard to the further evolution of the draft Concept Plan with the Heritage Council, as discussed below).

### **Council Ordinary Meeting Support**

- Council at its Ordinary Meeting of 8 June 2021 communicated its support for a draft Planning Proposal (draft PP) which was informed by the PPR and the LPP recommendations.
- It further resolved to forward the draft PP to the Department of Planning and Environment (DPE) accompanied by a request for a Gateway Determination.

### **Gateway Determination (GD)**

- A Gateway Determination was issued by DPE on 28 July 2021
- The Gateway Determination included prior consultation with Heritage NSW and NSW RFS requirements and public exhibition within 4 months of the GD.
- Delays occurred with Heritage NSW and the 4 month pre exhibition consultation was not achieved.

### **Heritage Council Approvals Committee**

The Approvals Committee met in December 2021 and resolved to not support the Proposal in the form submitted and to form a sub-committee to further workshop heritage matters with Council and the applicant.

### **Gateway Alteration**

- The DPE “rescinded” the GD on 9 March 2022 in response to Heritage NSW’s concern with the Proposal in the form submitted and the likely timeframe to satisfactorily resolve heritage matters.
- An invitation was extended with the Gateway Alteration to resubmit the PP after further liaison with Heritage NSW.

### **Concept Plan Refinement with Heritage Council Local Approvals Committee**

- The draft Concept Plan was subsequently workshopped with the Approvals Committee – sub-committee, including the benefit of a site visit.
- Several iterations of the draft Concept Plan were developed and considered.

### **Heritage Approvals Committee Conditional Support**

- The Heritage Approvals Committee issued conditional support to the Draft Concept Plan, at its meeting of 1 November 2022.

### **Advancement Strategy**

- Council prepared an Advancement Strategy to facilitate the incremental and timely progress of an amended Planning Proposal
- An amended draft Planning Proposal is currently being compiled.
- With respect to other short term actions, it is noted;
  - The CMP has been finalised and will be forwarded to NSW Heritage shortly for information
  - An amended VPA is in the course of preparation and is expected to be with Council shortly
  - SEPP (Exempt and Complying) does not apply to the C4 zone (and also would not apply given the State Heritage Listing); whilst the State Heritage listing would preclude the SEPP’s application to the R3 zone.
  - The proposed LEP amendment will have minimum lot provisions that preclude further subdivision. Additionally, in respect of the C4 zone, the order of magnitude of any lot size variation would be unable to utilise clause 4.6 of CLEP 2015.
  - The layout of proposed lots closest to the heritage buildings on the southern slopes has been amended to ensure visual suppression relative to the ridge.
- The Advancement Strategy was subsequently accepted by Heritage NSW

### **Request for a New Gateway Determination**

- A report is in the course of preparation for Council’s consideration and ultimate request for a Gateway Determination in respect of the amended Planning Proposal.

### **Local Planning Panel Further Consultation**

- The Proposal has been refined in response to extensive input from the Heritage Council Approvals Committee (HCAC).
- The amended Planning Proposal is considered to be substantially the same to that previously considered by the LPP. It has been amended in response to the LPP's previous advice and that of the HCAC.
- Accordingly, a further report to the LPP is not considered to be warranted and the Chair of the LPP is potentially requested to endorse the matter proceeding to a Council Report and request for a new GD.