

8 December 2022

The Secretariat  
Heritage NSW  
Department of Planning and Environment  
Locked Bag 5020  
PARRAMATTA NSW 2150

Attention: Mr Rajeev Maini

Dear Mr Rajeev,

**Re: Advancement Strategy – draft Planning Proposal Glenlee Estate (No. 60) Menangle Road, Menangle Park**

I refer to recent communication in respect of the Heritage Approvals Committee Meeting minutes of 1 November 2022 and a Strategy for advancing the draft Planning Proposal, in the light of the same, and advise as follows:

**(1) Resolutions 1-5 & 11**

Statements (1) to (5) and (11) inclusive are initially noted and supported.

**(2) Resolutions 6-10**

It is further noted that a body of work entailing clarification and supporting information is required.

The provision of such information is most pragmatically advanced in stages that balance strategic progress with satisfactory confidence. To this end the following Advancement Strategy is proposed.

**(3) Advancement Strategy – Staged Provision of Information for Resolutions 6-10**

- (i) Short Term (Prior to Council report recommending application for a new Gateway Determination)
  - Finalise the Conservation Management Plan (CMP) as a foundation document.
  - Amend the Voluntary Planning Agreement (VPA) to include detail on ongoing maintenance /funding- Item 6(a).
  - It is noted that a Council Report in respect of application for a new Gateway Determination would include a recommendation that a Planning Agreement be entered into, the final details of which would be included concurrently with the DCP preparation referenced in (ii) below.
  - Provide clarification of application of SEPP (Exempt and Complying Development Codes) 2008 – Item 6(b)
  - Provide clarification that the proposed LEP amendment will prevent subdivision of the residue land – Item 6(c).

- Refine layout of proposed lots closest to heritage listed buildings on the southern slopes to ensure visual suppression relative to the ridge. – Item 6(e).
- Summary, it is noted that Items (a), (b), (c) and (e) are proposed to occur in the short term.

(ii) Medium Term (Post Gateway Determination)

- Prepare draft DCP and provide to HNSW. This should preferably occur post Gateway Determination and accompany the public exhibition/authority consultation phase – Items 6(d) and 10.
- Further comment at public exhibition/authority consultation potentially via the Approvals Committee – Item 10.
- It is noted that finalisation of the proposed LEP amendment would be accompanied by a recommendation to adopt the accompanying draft DCP and execute the draft Planning Agreement.

(iii) Longer Term (A) (Prior to DA Determination)

- Further visual analysis, a revised heritage Impact Statement and detailed Landscape Masterplan – to accompany submission of a relevant Development Application (DA) – Item 8.

(iv) Longer Term (B) (Post DA Determination)

- Review of State Heritage Register (SHR) curtilage – Item 9.

You will note the Advancement Strategy importantly does not provide for the “hold point” of further engagement with the Approvals Committee and endorsement of the draft Planning Proposal, as potentially modified/embellished, before proceeding to Gateway Determination – Item 7.

This is considered to be an excessive and unnecessary and questionable statutory step in the light of the engagement to date and opportunity (post-Gateway) for further comment at the public exhibition/authority engagement phase.

Finally, I thank you for the invitation to provide the abovementioned staged Advancement Strategy and look forward to your positive support of this pragmatic approach. In this regard it should be noted that Council remains readily available to clarify any aspect of this advice by initially contacting Council’s Senior Strategic Planner Mr Graham Pascoe on 4645 4666 or [graham.pascoe@campbelltown.nsw.gov.au](mailto:graham.pascoe@campbelltown.nsw.gov.au)

Yours sincerely,



**Acting Executive Manager Urban  
Release and Engagement**