



Planning Proposal
Glenlee Estate (House), Menangle Park
60 Menangle Road

Proposed amendment of
Campbelltown Local Environmental
Plan 2015

Version 3
Public Exhibition

27.03.2024

Table of Contents

Executive Summary

Definitions and Abbreviations

Immediate Planning Background

Subject Site

Part 1 – Objectives and Intended Outcome

Part 2 – Explanation of Provisions

Part 3 – Justification of Strategic and Site-Specific Merit

Strategic Merit

Section A – Need for the Planning Proposal

Section B – Relationship to the Strategic Planning Framework

Site Specific Merit

Section C – Environmental, Social and Economic Impact

Section D – Infrastructure (Local, State, Commonwealth)

Section E – State and Commonwealth Interests

Part 4 – Maps

Part 5 – Community Consultation

Part 6 – Project Timeline

Part 7 – Conclusion

Part 8 – Annexures

Annexures

Annexure 1 – Mapping

Annexure 2 – Strategic Context Amplified

Annexure 3 – Revised Concept Plan

Annexure 4 – Campbelltown Local Environmental Plan 2015 (Select Existing Provisions and Proposed Amendments)

Annexure 5 – Campbelltown (Sustainable City) Development Control PLAN 2015 – Proposed Site Specific Amendment (Part 8b)

Executive Summary

The Planning Proposal (PP) applies to the Glenlee Estate (House), known as 60 Menangle Road, Menangle Park (comprising Lots 1, 2 and 3 in DP 713646) with an area of 17.86 ha. It is located off Glenlee Road within the Menangle Park Urban Release Area.

The Planning Proposal seeks to undertake the following amendments to the prevailing Local Environmental Plan (Campbelltown Local Environmental Plan, 2015)

- Amend the zoning map from RU2 – Rural Landscape to part C4 – Environmental Living, part C3 – Environmental Management, part R3 – Medium Density Residential and part RE1 – Public Recreation and maintain the residue R2 zoned land.
- Amend the minimum lot size map from 40 ha to 200 m², 1200 m² and 10 ha.
- Amend the minimum lot size for dual occupancy map from 40 ha to 1,200 m².
- Amend the maximum building height from 8.5 m to 5 m (except for the homestead precinct- i.e. the land to be rezoned C3 – Environmental Management which is to be retained at 8.5m, and from 8.5 to 9.0 for the land to be rezoned R3 Medium Density Residential.
- Dedicate the ridgetop park at no cost to Council.
- Introduce a maximum site coverage provision of 30% for residential accommodation in Zone C4 Environmental Living (Annexure 1 (e)).

In seeking to affect the subject amendments the PP seeks to deliver the following outcomes.

- A planning template for environmental living and park side 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.

The former Department of Planning and Environment (DPE) in issuing a Gateway Determination on 27 September 2023 considered the PP to have sufficient strategic and site specific merit to proceed to public exhibition.

The PP represents the amended product of extensive consultation with representatives of the Approvals Committee of the NSW Heritage Council.

It is supported by a draft site specific DCP – Part 8B (Volume 2) Campbelltown (Sustainable City) DCP 2015 amendment and draft Planning Agreement and Explanatory Note.

Additional background information includes:

- Conservation Management Plan (Tropman and Tropman March 2021)
- Heritage Impact Statement (Architectural Projects 2021)
- Bushfire Assessment (Harris Environmental Consulting)
- Preliminary Site Investigation for Contamination (Douglas Partners September 2022)
- NSW Heritage Council – Approvals Committee Minutes 1 November 2022)
- Advancement Strategy (Council – December 2022) and Acceptance (Heritage NSW – December 2022)

- Overview Report (Council – February 2023)

Definitions and abbreviations

CLEP 2015 means Campbelltown Local Environmental Plan 2015

DCP means Development Control Plan

DPE means Department of Planning 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

MPURA means Menangle Park Urban Release Area

PP means Planning Proposal

PPR means Planning Proposal Request

SEPP means State Environmental Planning Policy

SQM means square metres

Immediate Planning Background

Council at its Ordinary Meeting of 8 June 2021 supported a Planning Proposal (PP) to rezone the subject land to permit limited environmental living opportunities (with attendant reduction in maximum building height), realise dedication of a strategic ridge as open space (at no cost), ensure a long term conservation strategy, including restoration works.

The PP in its previous form was deemed to exhibit strategic and site specific merit and had received prior qualified support from the Local Planning Panel and was granted a conditional Gateway Determination (GD) upon referral to the Department of Planning and Environment (DPE).

The Conditional Gateway Determination (GD) issued required prior consultation with Heritage NSW over a limited 4 month period. The Heritage Council Approvals Committee met outside the 4 month time horizon and resolved to not support the PP in the form submitted and to form a subcommittee to further workshop heritage matters with Council staff and the proponent.

The DPE “rescinded” the GD on 9 March 2022 in response to Heritage NSW’s concern and the likely timeframe to resolve heritage matters. An invitation was also issued to reapply for a new GD, having resolved issues with Heritage NSW.

The Concept Plan underwent numerous iterations prior to receiving conditional support from the Heritage Council Approvals Committee (HCAC) on 1 November 2022.

Council staff prepared an Advancement Strategy to facilitate the incremental and timely progress of an amended PP. This was accepted by Heritage NSW on 21 December 2022.

The revised PP and draft Concept Plan is considered to be consistent with the principles which underpinned Council's support of the former draft PP and represents a different nuanced response to the site's unique heritage qualities.

The amended proposal includes in summary:

- Approximately fifty (50) lots, including twenty four (24) environmental living lots (zoned C4) 1,200m² lot size.
- Approximately twenty four (24) small terraces houses (zoned R3) with a 200m² lot size.
- The Environmental living lots (C4) with a 1,200m² minimum lot size are to be restricted to a maximum site coverage of 30%.
- Dedicated ridgetop park zoned RE1 (at no cost).
- Balance of site (including heritage item and outbuildings, gardens and curtilage) to be zoned C3 – Environmental Management.
- Building Height in C4 zoned land to be reduced to 5.0m.
- Building Height in C3 zoned land to be retained at 8.5m.
- Building Height in R3 zoned to be increased marginally to 9.0m.

The revised PP is accompanied by a VPA that proposes dedication of the ridge and conservation of the heritage elements.

Council subsequently forwarded the revised PP to the DPE for a new Gateway Determination and committed post Gateway to prepare a new site-specific DCP chapter.

Subject Site

The land subject to the Planning Proposal (PP) is identified as Glenlee Estate, known as 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.

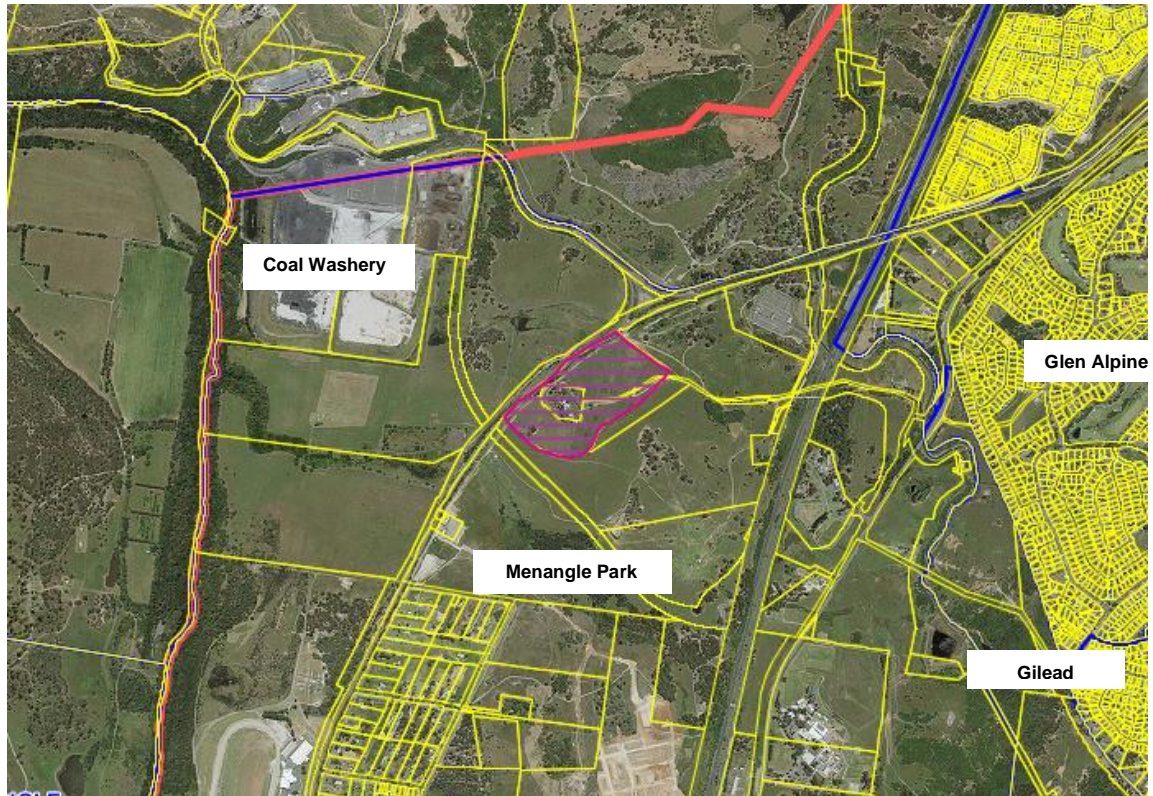


Figure 1 Subject Site (highlighted) and Immediate Locality

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 and park-side living purposes as depicted conceptually in the concept plan at 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 and park side 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 Annexures 1(a) to 1(e) inclusive)

- Amend the zoning map from RU2 – Rural Landscape to part C4 – Environmental Living, part C3 – Environmental Management, part R3 – Medium Density Residential and part RE1 – Public Recreation and maintain the residue R2 zoned land.
- Amend the minimum lot size map from 40 ha to 200 m², 1200 m² and 10 ha.
- Amend the minimum lot size for dual occupancy map from 40 ha to 1,200 m².
- Amend the maximum building height from 8.5 m to 5 m (except for the homestead precinct- i.e the land to be rezoned C3 – Environmental Management which is to be retained at 8.5m, and from 8.5 to 9.0 for the land to be rezoned R3 Medium Density Residential.
- Dedicate the ridgetop park at no cost to Council.
- Introduce a maximum site coverage provision of 30% for residential accommodation in Zone C4 Environmental Living (Annexure 1(e)).

Part 3 – Justification of Strategic and Site-Specific Merit

Section A – Need for the Planning Proposal

1) 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 Planning Proposal Request (PPR) submitted in respect of the subject land 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
- Conservation Management Plan
- Heritage Impact Statement
- Concept Masterplan; and
- Planning framework compliance

and accompany the public exhibition of this PP on Council's website.

2) 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

3) 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 is being provided incrementally.

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 environmental living and park side living and deliver important sustainable environmental, conservation and infrastructure outcomes.

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)

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.

4. Is the planning proposed consistent with a Council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Campbelltown 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 LSPS with the specific actions relevant to the PP discussed below, with a broader overview in Table 2 of Annexure 2.

LSPS Action	Comment
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 residential occur in locations considered less sensitive to the main vistas and cultural values of the heritage item. The revised curtilage contained with the supporting Conservation Management Plan (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 (MRA).</p> <p>The proposed development of larger lot housing on land zoned C4 Environmental Living could be considered a form of rural-residential development as envisaged by the WCDP. The cell of medium density residential development seeks to leverage off the distant park side setting and utilise the prevailing slope innovatively / sensitively.</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 specialist background 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 (with such further refined the engagement with the NSW heritage Council), and promoted in the Local Housing Strategy (LHS). 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 amended PP is generally consistent with the actions of the Campbelltown Local Strategic Planning Statement.

Campbelltown Local Housing Strategy 2020

Background

The Western City District Plan (WCDP) requires local housing strategies to be prepared by all Councils in the Western City District. The approval of the Campbelltown (Local Strategic Planning Statement) by the Greater Sydney Commission, which came into effect on 31 March 2020, was an important first step in the broader LEP review process and has informed the preparation of the draft Campbelltown Local Housing Strategy.

The Campbelltown LHS was prepared by Council in 2020 in accordance with the Western City District Plan and as a required action of the LSPS. The Campbelltown LHS was endorsed by Council at its meeting on 29 September 2020.

The LHS was conditionally approved by the Department of Planning and Environment (DPE) on 8 July 2021, with an amended approval issued by DPE on 12 April 2022. It is a requirement of the amended conditions of approval from the DPE, dated 12 April 2022, that Council review and update of the Campbelltown LHS in 2022/23.

At its meeting of 13 December 2022, Council considered a comprehensive report on the draft LHS and resolved to endorse the draft LHS for public exhibition and consider a further report after the exhibition.

Following public exhibition in January / February 2023, Council resolved at its Ordinary Council Meeting of 11 April 2023, in part, to endorse the updated LHS and forward it to the DPE for their endorsement, with such action noted to have occurred.

Housing Diversity

The updated LHS, amongst other things, emphasises the importance of large lot housing and semi-rural lifestyle opportunities. In doing so, it is emphasised that the vistas to the Scenic Hills not be compromised in any such developments. Additionally, protection of the MRA from urban encroachment, as espoused by the DPE is noted.

A related action associated with such objective is:

"Action" Council will identify suitable locations for executive housing and large lot environmental living".

The relevant extract from the LHS in this regard is produced below.

"There is a need to attract talent to Campbelltown to support the implementation of the Reimaging Campbelltown City Centre Masterplan. Growth in the health, education and justice sectors will attract professionals and executives to the Campbelltown LGA. Providing housing stock that is attractive the needs of professional and their families will enable the LGA to capture the demand from this group."

"The LGA is fortunate to offer pleasant semi-rural lifestyle opportunities which, when combined with high quality housing, provides an ideal opportunity to attract professionals and executives with families. Establishing locations for large lot housing that do not detract from vistas to the scenic hills would assist the LGA to attract professional in higher incomes to the LGA. Stakeholders have identified the scenic hills as being important to the semi-rural character and identity of Campbelltown. DPE has indicated that Council must protect the Metropolitan Rural Area from encroachment of urban development."

Conclusion

The proposal in addition to providing large lot housing opportunities in a unique setting also provides a "cell" of medium density residential development as an alternative in such setting.

It is noted that the proposal is not located in the sensitive Scenic Hills Area. Notwithstanding, it is within a sensitive visual catchment, but has importantly been refined to reflect appropriate visual and heritage sensitivity. The proposal is therefore considered to be aligned with the objectives of the Campbelltown Local Housing Strategy 2020.

Campbelltown Community Strategic Plan – Campbelltown 2032

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 amended PP is considered to be consistent with the CSP and would specifically facilitate delivery of the key outcomes as detailed below.

Table 2	
CSP Outcome	Statement of Consistency
Outcome 1	
Community and belonging	<ul style="list-style-type: none"> It is proposed to zone and dedicate strategically significant scenic land and to provide public access to such land. There are prospects of greater public (physical and visual) access to the unique heritage qualities of the Estate.
Outcome 2	
Places for people	<ul style="list-style-type: none"> The proposed environmental living allotments would provide a niche form of housing choice that is not well represented in the locality. 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.
Outcome 3	
Enriched natural environment	<ul style="list-style-type: none"> The Proposal aims to minimise adverse impacts on the natural environment.
Outcome 4	
Economic prosperity	<ul style="list-style-type: none"> 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. The park side housing opportunities in the unique heritage precinct would also facilitate niche housing inspired economic outcomes.

5. Is the planning proposal consistent with any other applicable state and regional studies or strategies?

The Planning Proposal is not considered to be inconsistent with any other relevant regional study or strategy.

6. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

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

Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
State Environmental Planning Policy (Housing) 2021	Consistent	<ul style="list-style-type: none"> The Proposal does not prejudice the application of the SEPP and development of the various forms of affordable housing although, it is unlikely to provide an affordable housing product. The proposal does not preclude future merit based provisions of housing for seniors and people with a disability, although none is proposed.
State Environmental Planning Policy (Resilience and Hazards) 2021	Consistent	<ul style="list-style-type: none"> 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>Any future development of the site will be subject to further detailed environmental investigations with, 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>
State Environmental Planning Policy (Sustainable Buildings) 2022	Consistent	<ul style="list-style-type: none"> The proposal is not inconsistent with the SEPP. The BASIX provisions would apply to future developments and indeed are envisaged to be exceeded.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Consistent	<ul style="list-style-type: none"> Any educational establishments would be subject to development approval in accordance with the provisions of the SEPP, if proposed, which is considered to be a remote prospect. The proposal does not constitute traffic generating development. <p>Any future development in regards to Infrastructure provision on this site will be required to fulfil this SEPP at Development Application stage.</p>

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Consistent	<ul style="list-style-type: none"> Clause 1.17 A of Part 1, Division 1 of the SEPP precludes the granting of complying development approval given the heritage status of the land.
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Consistent	<ul style="list-style-type: none"> The site is not identified as potential koala habitat and accordingly not subject to the provisions of the SEPP. Where relevant, future vegetation removal will need to comply with the provisions of the SEPP and other companion legislation. <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 judicious screen planting initiatives.</p> <ul style="list-style-type: none"> The Proposal does not conflict or hinder the achievement of the SEPP aims, with the principles of NorBE underpinning water management and the proposal being removed from the iconic Nepean River landscapes.
State Environmental Planning Policy (Industry and Employment) 2021	Consistent	<ul style="list-style-type: none"> Any future advertising/signage will need to comply with the provisions of the SEPP.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Consistent	<ul style="list-style-type: none"> The land is the relevant planning controls for the precinct are cited to be the provisions of CLEP 2015.

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

The amended 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. Planning Systems		
1.3 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 relating to approval and referral requirements.
1.4 Site Specific Controls		

This Direction seeks to discourage unnecessarily restrictive site specific planning controls.	Consistent	<p>The Proposal pertains to amendments to the 'standard instrument' Campbelltown LEP 2015.</p> <p>The introduction of the site specific site coverage provision is considered to be critical having regard to the sensitivities of the site.</p>
1.10 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.
1.14 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 capable land in the Greater Macarthur Structure Plan (land release areas).
3. Biodiversity and Conservation		
3.1 Environmental Protection Zones		
This direction seeks to ensure that environmentally sensitive areas are not compromised.	Consistent	The Proposal does not include areas of biodiversity significance as identified on the CLEP 2015 Terrestrial Biodiversity Mapping Layer.
3.2 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 amended PP is accompanied by a Conservation Management Plan (CMP), Heritage Impact Statement draft Voluntary Planning Agreement (VPA), draft site specific DCP which supports the proposed development outcomes.</p>

3.3 Sydney Drinking Water Catchment		
This Direction seeks to protect water quality in the Sydney Drinking Water Catchment.	N/A	Not Applicable
4. Resilience and Hazards		
4.1 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.
4.3 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 has occurred a Gateway Determination requirement and has resulted in a positive conclusion.</p> <p>Any future vegetation rehabilitation and enhancement must ensure the principles of Planning for Bushfire Protection 2019 are complied with.</p>
4.4 Remediation of Contaminated Land		
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 Proposal is accompanied by a Preliminary Site Investigation undertaken 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>
4.5 Acid Sulphate Soils		

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.
4.6 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>
5. Transport and Infrastructure		
5.1 Integrated 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 Town Centre.</p> <p>Access and infrastructure generally are noted to be dependent on the development of the surrounding urban release area with the existing bridge over the Hume Highway not suited as a principal access for vehicles.</p>
5.2 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 (at no cost to Council) with an attached RE1 Public Recreation zoning.
6. Housing		
6.1 Residential Zones		

This Direction seeks to encourage housing diversity, optimise use of infrastructure and minimise the impacts on resource lands.	Consistent	<p>The amended PP will broaden housing choice in providing larger lot 'lifestyle housing' opportunities and unique smaller park side living, 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 minimum service requirements to be met. Further, the Proposal does not include provisions that reduce the permissible residential density.</p>
8. Resources and Energy		
8.1 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	Extractive industries are noted to be prohibited in all zones. Additionally, 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.
9. Primary Production		
9.1 Rural Zones		
This Direction seeks to protect the agricultural production value of rural lands.	Justifiably Inconsistent	The amended 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.
9.2 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.

Section C – Environmental Social or Economic impact

8. 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.

The proposal would assist in establishing local biodiversity through some 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.

9. 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 Strategic Bushfire Assessment was undertaken by Hayes Environmental in November 2023 and has been accepted by the NSW Rural Fire Service.

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 Plan 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 may be required to address, as a minimum, the NSW 'Department of Planning's Development near Rail Corridors and Busy Roads (interim Guideline).

Flooding and Stormwater Management

The site is generally flood free apart from a small section adjacent to the northern boundary. Future development of the draft Concept Plan 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 with 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 currently under construction.

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 servicing.

Investigations are 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.

(Refer also to Section D)

Environmental Heritage

The Planning Proposal pertains to an Item on the State Heritage Register, including the homestead (Glenlee), outbuildings, garden and gate lodge and as such has been the subject of extensive heritage analysis and scenario evaluation, including liaison with NSW Heritage and the NSW Heritage Council Approvals Committee.

The Planning Proposal is informed by a Conservation Management Plan prepared by Tropman and Tropman (Heritage Architects) in 2021 and a Heritage Impact Statement prepared by Architectural Projects in 2021.

Additionally, an Overview Report which details the evolution of the Planning Proposal in a design and heritage context, including the previously referenced liaison with the NSW Heritage Council and Heritage NSW compiled by Council in February 2023 accompanies the Planning Proposal separately.

Also accompanying the Planning Proposal are a Voluntary Planning Agreement, which includes a conservation commitment and a site-specific DCP amendment to the Campbelltown (Sustainable City) DCP, 2015 that further addresses the heritage sensitivity of the proposed conceptual outcome.

These supplementary documents are available on Council's public exhibition web page.

It is concluded that this most significant aspect of the Planning Proposal has been comprehensively addressed and a relevant and diverse planning framework compiled to ensure a sustainable heritage/landscape outcome.

10. Has the planning proposal adequately addressed any social and economic effects?

The rezoning for residential purposes would result in positive economic effects. The amended 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 and a relevant contribution pursuant to the Menangle Park Contributions Plan 2020.

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 including a draft Voluntary Planning Agreement (and explanatory note).

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.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

The subject site has limited access to service infrastructure. The scheduled development of the surrounding land in the northern Menangle Park urban release precinct will provide enhanced access and reticulated service provision.

It is noted that consultation with Transport for NSW, Sydney Water and relevant utility providers is a Gateway requirement and will be pursued during the consultation/public exhibition.

Section E – State and Commonwealth interests

12. 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 (refer also to part 5 section C of this document).

The views of relevant public authorities will be obtained during public exhibition in accordance with Gateway consultation requirements. This will include pre engagement with the NSW Rural Fire Service in accordance with the relevant section 9.1 ministerial direction.

Part 4 - Mapping

In seeking to achieve the amended PP objectives & outcomes the following map amendments are proposed and reflected in Annexure 1. It is noted that both the existing and proposed maps are displayed.

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

The Planning Proposal is to be placed on public exhibition for a minimum of 30 days (excluding public holidays) and engagement with the community and public authorities/agencies nominated in the Gateway Determination and Council's Community Participation Plan undertaken.

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 of Updated Proposal	June 2023
Referral for New Gateway Determination	August 2023
Gateway Determination	September 2023
Completion of additional supporting documentation	December 2023
Public Exhibition	March 2024
Consideration of Submissions	June 2024
Report to Council	July 2024

Part 7 - Conclusion

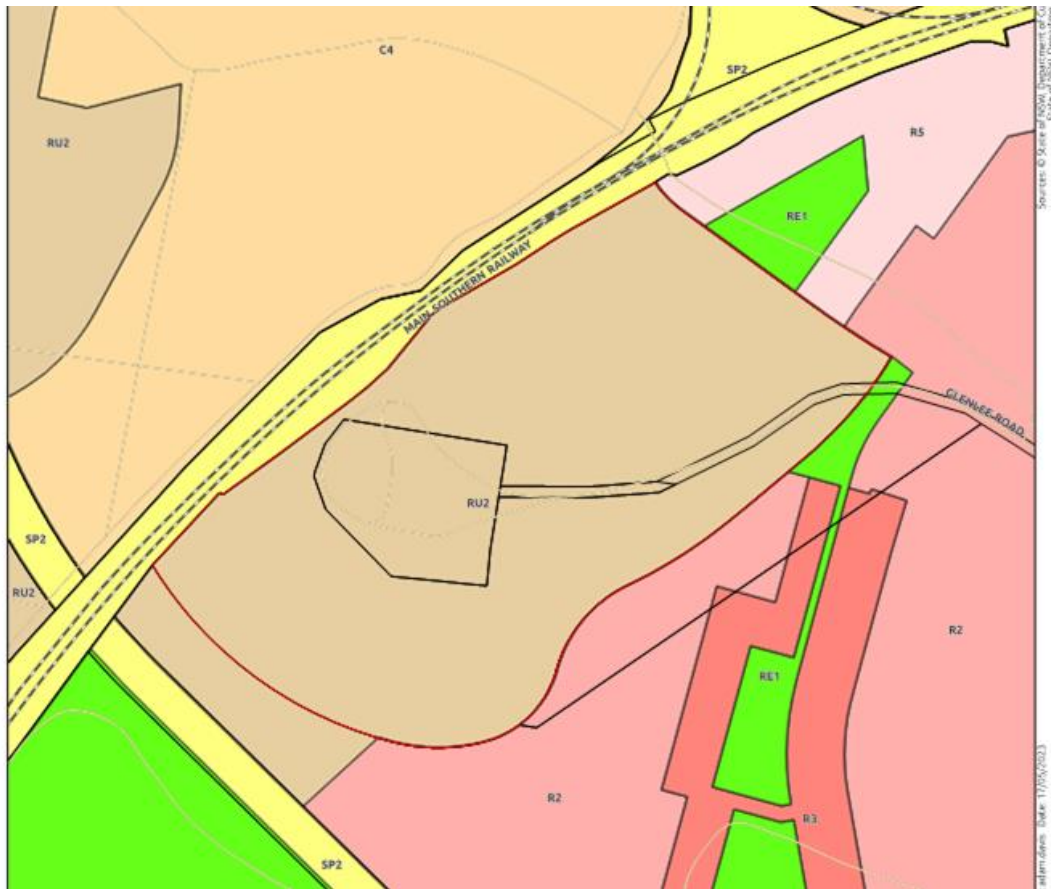
The Planning Proposal seeks to amend the prevailing planning controls contained in CLEP 2015 to facilitate limited unique housing opportunities in the broader Glenlee Estate Precinct, whilst facilitating conservation of the important cultural and landscape context.

The evolution of the Planning Proposal and accompanying Concept Plan has been a response in larger part to input from the Heritage Council.

Final delivery of the envisaged outcome is also dependent upon the accompanying draft site specific Development Control Plan and accompanying draft Planning Agreement and enhanced accessibility and service infrastructure provision associated with the adjoining urban release precinct.

The proposed planning framework and draft Planning Agreement will importantly ensure appropriate conservation outcomes, in addition to desirable housing, natural environment and infrastructure outcomes.

Annexure 1(a) Changes to Zoning Map



Existing Zoning Map

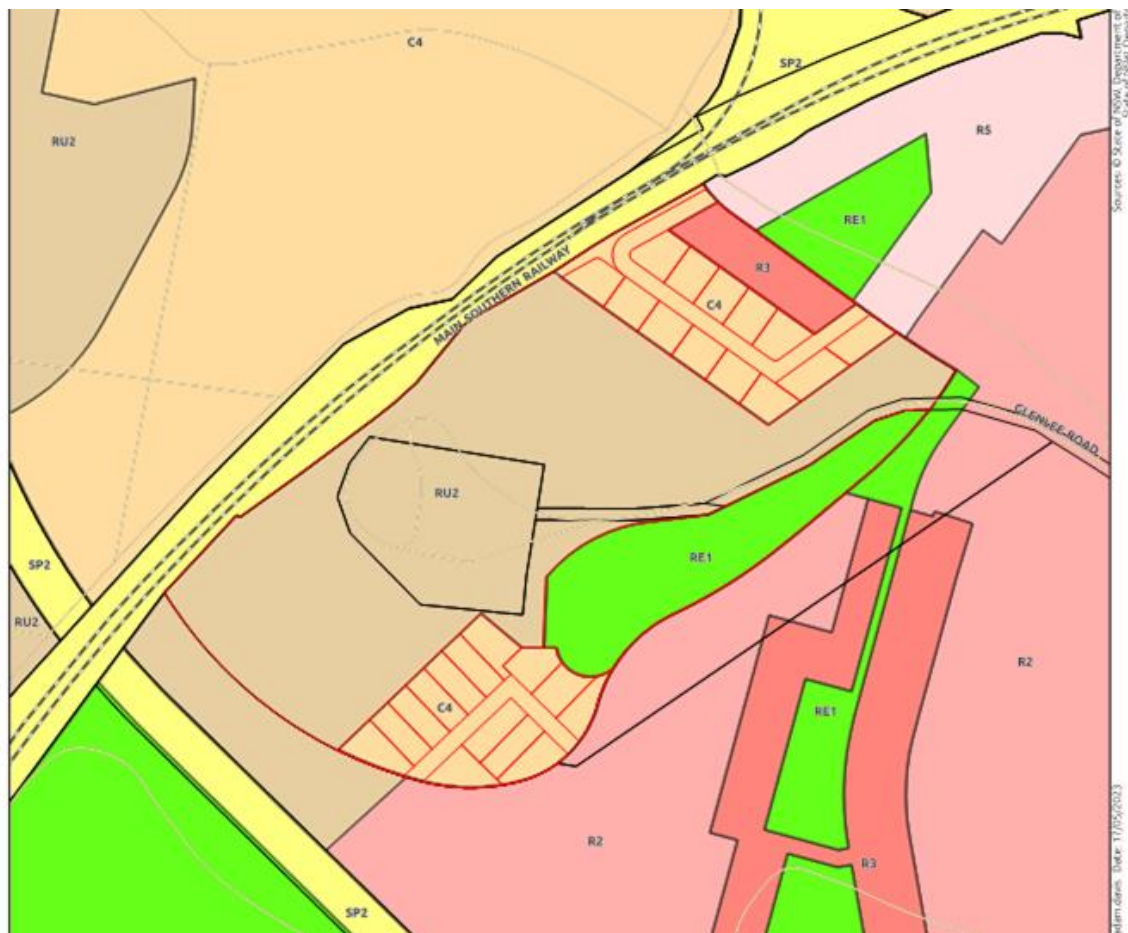
Legend

- Site
- Cadastre
- Road
- Railway

Land Zoning (LZN)

- C4
- R2
- R3

- R5
- RE1
- RU2
- SP1
- SP2



Proposed Zoning Map

Legend

- Site
- Cadastre
- Road
- Railway

Land Zoning (LZN)

- C4
- R2
- R3

- R5
- RE1
- RU2
- SP1
- SP2

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



Existing Height of Building Map

Legend

- Site
- Proposed Lot Layout
- Cadastre
- Road
- Railway

Height of Building (HOB)

- C (5 m)
- I (8.5 m)
- J (9 m)
- M (12 m)
- Q (19 m)



Proposed Height of Building Map

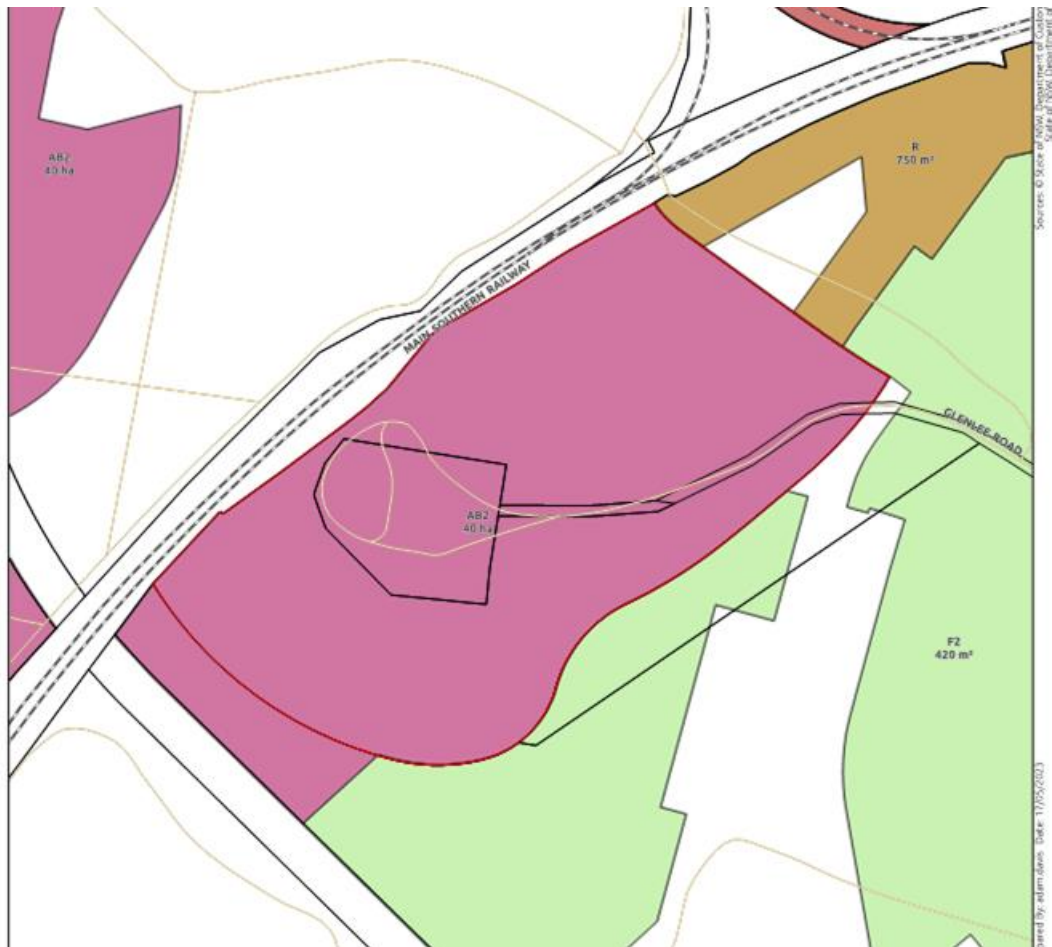
Legend

- Site
- Proposed Lot Layout
- Cadastre
- Road
- Railway

Height of Building (HOB)

- C (5 m)
- I (8.5 m)
- J (9 m)
- M (12 m)
- Q (19 m)

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



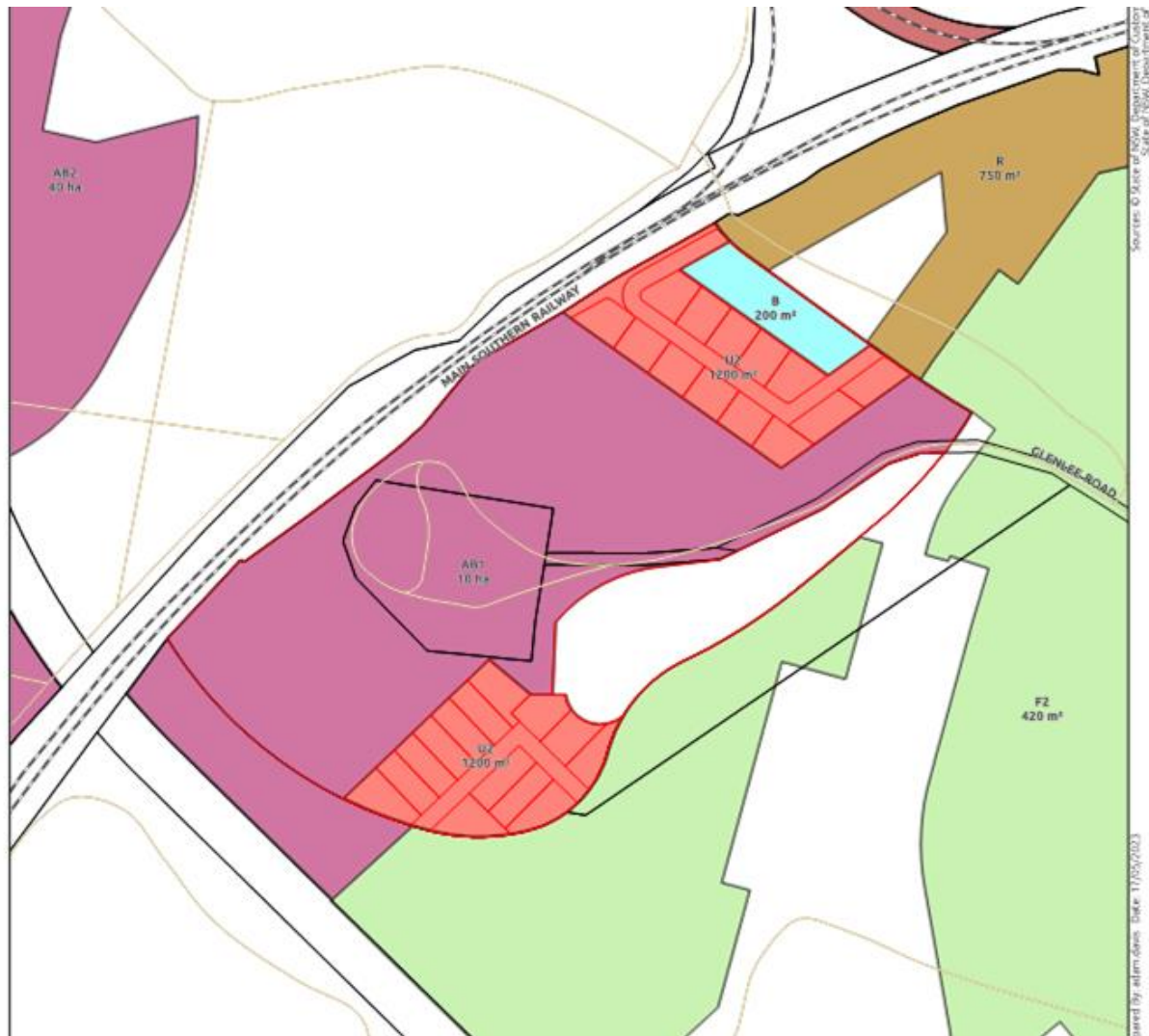
Existing Minimum Lot Size Map

Legend

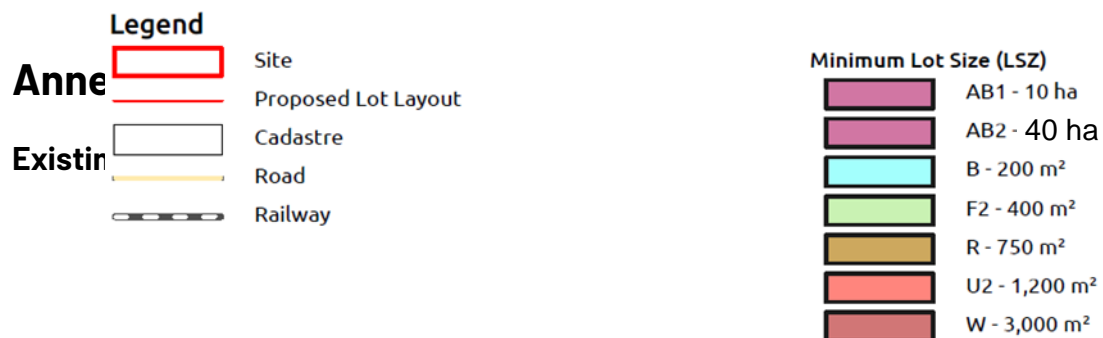
- Site
- Proposed Lot Layout
- Cadastre
- Road
- Railway

Minimum Lot Size (LSZ)

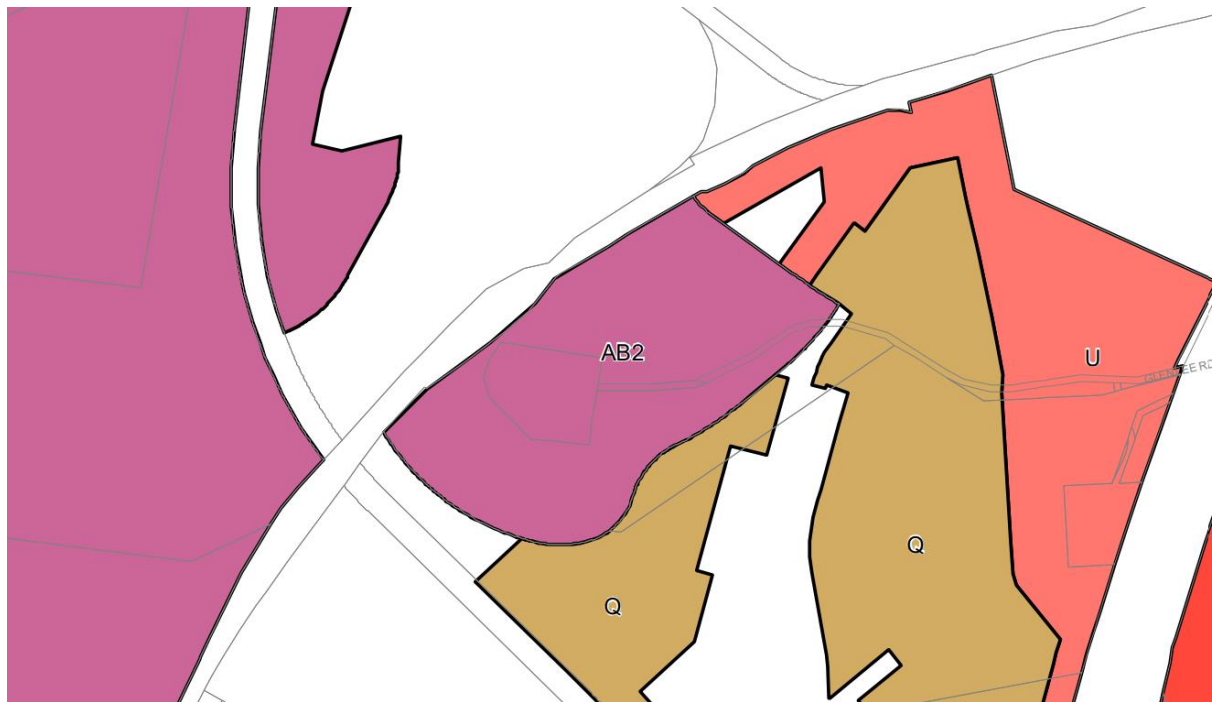
- AB1 - 10 ha
- AB2 - 40 ha
- B - 200 m²
- F2 - 400 m²
- R - 750 m²
- U2 - 1,200 m²
- W - 3,000 m²



Proposed Minimum Lot Size Map



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



Minimum Lot Size (sq.m)

Q	700
T	950
U	1,000
V	2,000
W	4,000
Y	10,000 (1ha)
Z1	20,000 (2ha)
Z2	40,000 (4ha)
AB1	50,000 (5ha)
AB2	10ha
AA	40ha
AD	100ha

Existing Minimum Lot Size for Dual Occupancy



Legend

- Site
- Proposed Lot Layout
- Cadastre
- Road
- Railway

Minimum Lot Size for Dual Occupancy Development (LSZ)

- AB2 (10 ha)
- U2 (1,200 m²)

Proposed Minimum Lot Size Dual Occupancy

Annexure 1(e) – Site coverage in Zone C4 Environmental Living

Development consent must not be granted to development for the purposes of residential accommodation on land in Zone C4 Environmental Living in the Glenlee House Precinct if the development would result in site coverage of more than 30%.

Annexure 2 – Strategic Context (Amplified)

Table 1: Greater Sydney and Western City District Plan

Table 2: Campbelltown Local Strategic Planning Statement

Table 1

Greater Sydney Region Plan	Western City District Plan	Consistency	Response
Infrastructure and Collaboration			
<i>A City Supported by Infrastructure</i>			
<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 Proposal envisages approximately 50 lots including 26 Environmental Living Lots and a further 24 medium density dwellings. The proposed utilities infrastructure to service the MPURA can be readily augmented to service the proposed development, as the adjoining residential release occurs.</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 proposal 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"> » 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 proposal is not identified in the plan as a specific Collaboration Area, the amended PP will entail compulsory community engagement and consultation with authorities/agencies in accordance with the Gateway Determination.</p> <p>Therefore, the Proposal can be considered consistent with the objectives of 'A Collaborative City'</p>
Liveability			
<i>A City for People</i>			
<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 Proposal 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>

<ul style="list-style-type: none"> » Communities are healthy, resilient and socially connected » Greater Sydney's communities are culturally rich with diverse neighbourhoods » Greater Sydney celebrates the arts and supports creative industries and innovation 	<p><i>changing needs (W3)</i></p> <ul style="list-style-type: none"> » <i>Fostering healthy, creative, culturally rich and socially connected communities (W4)</i> 		<p>However, the Proposal provides access to proposed open space and visual access (as a minimum) to the culturally significant elements of Glenlee Estate.</p> <p>Therefore, the Proposal can be considered consistent with the objectives of 'A City for People'</p>
Housing the City			
<ul style="list-style-type: none"> » Greater housing supply » Housing is more diverse and affordable 	<ul style="list-style-type: none"> » <i>Providing housing supply, choice and affordability, with access to jobs, services and public transport (W5)</i> 	<p>Generally Consistent</p>	<p>The Proposal envisages approximately 50 additional allotments to provide for a housing/lifestyle opportunity rarely catered for in Campbelltown's current housing provision and includes larger Environmental Living Lots and more compact park side housing.</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 but this is offset by the inclusion of the same number of medium density product which tend to be more affordable.</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>The Proposal 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			

<ul style="list-style-type: none"> » Great places that bring people together » Environmental heritage is identified, conserved and enhanced 	<ul style="list-style-type: none"> » Creating and renewing great places and local centres, and respecting the District's heritage (W6) 	Generally Consistent	<p>The Proposal'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 Proposal 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"> » A metropolis of three cities -integrated land use and transport creates walkable and 30 minute cities » The Eastern, GPOP and Western Economic corridors are better connected and more competitive and efficient » Freight and logistics network is competitive and efficient » Regional connectivity is enhanced 	<ul style="list-style-type: none"> » Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City (W7) 	Generally Consistent	<p>The Proposal 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 Proposal can be considered consistent with the direction 'A Well Connected City.'</p>
Jobs and Skills for the City			
<ul style="list-style-type: none"> » Harbour CBD is stronger and more competitive » Greater Parramatta is stronger and better connected » Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City » Internationally competitive health, education, research and innovation precincts » Investment and business activity in centres 	<ul style="list-style-type: none"> » Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis (W8) » Growing and strengthening the metropolitan city cluster (W9) » Maximising freight and logistics opportunities and planning and managing industrial and urban services land (W10) 	Generally Consistent	<p>The Proposal 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. It also provides an environment for some unique home business opportunities.</p> <p>Therefore, the Proposal can be considered consistent with the direction 'Jobs and Skills for the City.'</p>

» 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			
<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 Proposal 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 mechanism established for future maintenance, as part of the draft 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 at subdivision stage, together with maximum site coverage provision, 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> <p>Therefore the Proposal can be considered to meet the of "A City in its Landscape".</p>
An Efficient City			
» A low carbon city contributes to net-zero emissions by 2050 and mitigates climate change	» Reducing carbon emissions and managing energy,	Generally Consistent	The PPR proposes, through the planting initiatives compensating in part for any limited carbon emissions.

<ul style="list-style-type: none"> » <i>Energy and water flows are captured, used and re-used</i> » <i>More waste is re-used and recycled to support the development of a circular economy</i> 	<p><i>water and waste efficiently (W19)</i></p>		<p>Additionally, passive solar design principles beyond BASIX can be detailed. 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 Proposal can be considered consistent with the direction 'An Efficient City.'</p>
<p>A Resilient City</p>			
<ul style="list-style-type: none"> » <i>People and places adapt to climate change and future shocks and stresses</i> » <i>Exposure to natural and urban hazards is reduced</i> » <i>Heatwaves and extreme heat are managed</i> 	<p>» <i>Adapting to the impacts of urban and natural hazards and climate change (W20)</i></p>	<p>Generally Consistent</p>	<p>The Proposal 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 Proposal can be considered consistent with the direction 'A Resilient City.'</p>

Table 2

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 Proposal and Concept Plan 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 Plan accompanying the Proposal is underpinned in part, 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 Environmental housing opportunities 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 Proposal provides a unique opportunity to increase diversity in the local housing 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 tenet 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 Plan 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.	
<p>Strategic Policy Positions:</p> <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. • 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 and working with future developer/s 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	
Strategic Policy Positions: <ul style="list-style-type: none"> • We will increase out 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	
Strategic Policy Positions: <ul style="list-style-type: none"> • Advancements in technology provide opportunities for our people and businesses • 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>

Annexure 3 – Revised Concept Plan

REVISED PROPOSAL



Annexure 4 – Campbelltown Local Environmental Plan 2015

(Select Existing Provisions and Proposed Amendments)

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 C4 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

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 C3 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

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 R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.

- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a wide range of housing choices in close proximity to commercial centres, transport hubs and routes.
- To enable development for purposes other than residential only if that development is compatible with the character and scale of the living area.
- To minimise overshadowing and ensure a desired level of solar access to all properties.

2 Permitted without consent

Nil

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture

4 Prohibited

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

It is not proposed to modify the proceeding land use provisions.

Table 1: Proposed Campbelltown Local Environmental Plan Provisions

CLEP Current	Proposed Amendment	Comment
Land Use Zoning Map		
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"> • C4 Environmental Living • C3 Environmental Management • R3 Medium Density Residential • RE1 Public Recreation 	<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' are proposed to be zoned C4 Environmental Living Zone with the heritage sensitivities attached to the Homestead outbuildings and immediate curtilage appropriately zoned C3.</p> <p>This PP at Annexure 1 provides a consolidated C3 homestead / curtilage lot in accordance with advice from the Campbelltown Local Planning Panel (CLPP).</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 draft voluntary planning agreement from the applicant.
Height of Building Map		
The site current has a height limit of 8.5 m.	<p>The amended PP proposes to reduce the maximum building height to 5.0 m for the C4 zoned land. Furthermore, it is proposed that the exception of the Homestead Precinct which will maintain a maximum building height of 8.5 m and the R3 – park-side living will adopt a 9.0m maximum building height.</p> <p>Furthermore the proposed R3 – Medium Density residential zone is to have a maximum building height of 9.0m.</p>	<p>The proposed C4 reduction in maximum building height would ensure future development is low in scale as part of the strategy to minimise visual impacts. The retention of the current control for the Homestead Precinct would facilitate compatible scale development, whilst the distant park-side living R3 precinct will adopt an acceptable height that has regard to the slope of the site, (natural context) and suppress its presence in the landscape.</p> <p>The maximum R3 aligned building height is to facilitate terrace style development.</p>
Minimum Lot Size		
The minimum lot size within the subject land is 40 ha	<p>The amended PP seeks to amend the minimum lot size to the following:</p> <ul style="list-style-type: none"> • 200 m² • 1,200 m² • 8 ha 	<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 10 ha prevents further subdivision of the residue curtilage with homestead and outbuildings.</p> <p>This amended PP at Annexure 1, in a manner consistent with the consolidation of the proposed C3 zone, introduces a minimum lot size of 10 ha, so as to prevent</p>

		<p>subdivision of this Homestead Precinct.</p> <p>Clause 4.6 applications to the subject lot would not produce a compliant additional allotment.</p>
Site Coverage	<p>The amended PP introduces a new site coverage provision in respect of proposed C4 Environmental Living lots.</p>	<p>This amended PP in accordance with the advice of the CLPP has included provisions that limit the site coverage or floor area of future dwellings in the C4 Zone to 30%, in a manner consistent with clause 8.5 in respect of the Glenfield Precinct – Macquarie Fields House.</p>

As referenced in Table 1 above, the proposed C4 Environmental Living zone would cater for lifestyle lots within the precinct, and minimise the extent of development permissible, with a maximum 30% site coverage proposed for these lots. 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 the proposed DCP amendment.

Annexure 5 – Campbelltown (Sustainable City) DCP 2015

(Proposal to Amend)

Campbelltown (Sustainable City) Development Control Plan, 2015

This DCP provides a compendium of general controls for subdivisions and subsequent residential development. It is proposed to introduce a series of detailed controls to deliver the vision communicated in the Heritage Impact Statement and draft Concept Plan.

The compilation of the draft site specific Part 8B (Volume 2) Campbelltown (Sustainable City) DCP has been prepared in this regard and seeks to facilitate appropriate control of development in pursuit of the overarching objectives.