

DRAFT

Campbelltown (Sustainable City) Development Control Plan 2015



VOLUME 2

Site Specific DCPs

DRAFT Part 8B: Glenlee Estate DCP

Creating Campbelltown's Future



Part 8B - Glenlee Estate

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Note

Unnumbered images used in this document are for design purposes only and should not be taken to represent desirable or permissible outcomes.

1 Application

1.1 Name and Application of this Part

This Part is known as Part 8B Glenlee Estate Development Control Plan (DCP)

This DCP applies to land identified in the Land Application Map at **Figure 1.1**, known as the Glenlee Estate.

Note: This land is excluded from the Part 8A Menangle Park DCP

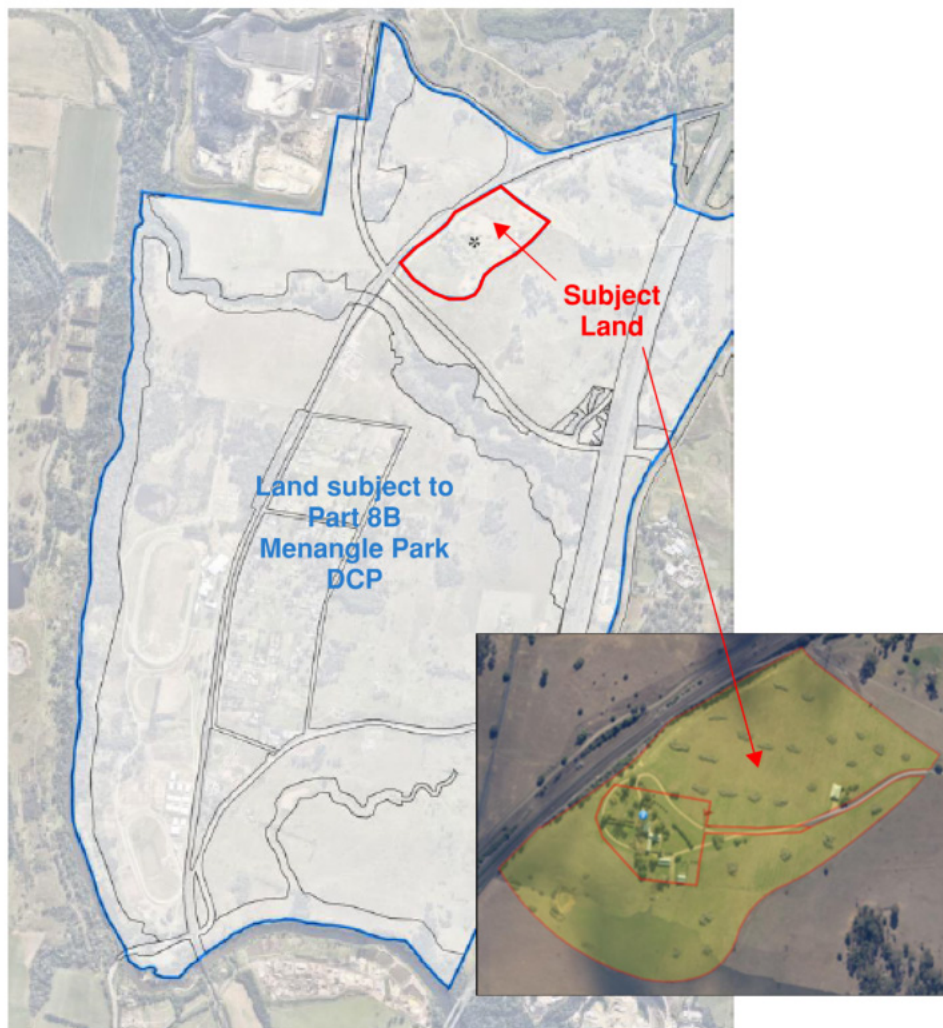


Figure 1.1: Land Application Map

1 Application

1.2 Legislative Context

This Part has been prepared in accordance with the provisions of Section 3.43 of the Environmental Planning and Assessment Act 1979.

It has been prepared to satisfy DCP provisions as required by Clause 6.3 Development control plan at Part 6 Urban release areas of Campbelltown Local Environmental Plan 2015 (CLEP 2015).

Consistency of these DCP provisions with clause 6.3 is summarised in Table 1.1 below.

CLEP 2015 Clause 6.3 Requirement	Relevant Provision / Control
(a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing,	Development may be undertaken in a single stage or in any number of sub-stages provided that development reflects the progressive delivery of local infrastructure over the land. Development Application's will need to explain compatibility with the delivery of infrastructure.
(b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,	The site shall be serviced by the perimeter roads (and implied pedestrian network) in the Menangle Park Streetscape Masterplan (JMD Design 2016).
(c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,	A site specific Landscape Master Plan is a requirement of this Part. It shall integrate with the JMD Design Streetscape Master Plan (2016).
(d) a network of active and passive recreation areas,	The Knoll is to be dedicated as passive open space. This site is also accessible to other Menangle Park local parks.
(e) stormwater and water quality management controls,	A WSUD strategy is a requirement of this part. It will leverage off the relevant principles in Part 8A, Council's prevailing Engineering Design for Developments Standards, and integrate with the broader Menangle Park Strategy.

Table 1.1: Consistency with Clause 6.3 (continued on following page)

1 Application

CLEP 2015 Clause 6.3 Requirement	Relevant Provision / Control
(f) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,	<p>Bushfire - Future development is to comply with the Harris Environmental Strategic Bushfire Assessment November 2023 and Planning for Bushfire Protection 2019.</p> <p>Flooding - The site is not subject to Nepean River flooding impacts, nor impacts of its tributaries. All stormwater impacts will be managed appropriately so as to prevent inundation.</p> <p>Contamination - Development shall have regard to the Preliminary Site Investigation undertaken by Douglas Partners September 2020 and other required actions pursuant to SEPP Resilience and Hazards 2021.</p> <p>Mine Subsidence - All future development shall comply with NSW Subsidence Authority requirements.</p>
(g) detailed urban design controls for significant development sites,	This Part provides unique controls beyond the standard DCP controls for the Estate.
(h) measures to encourage higher density living around transport, open space and service nodes,	The multi dwelling development node seizes the unique local open space environment.
(i) measures to accommodate and control appropriate neighbourhood commercial and retail uses,	Not relevant to this precinct.
(j) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.	Appropriate traffic management facilities will be implemented.

Table 1.1: Consistency with Clause 6.3 (continued from previous page)



1 Application

1.3 Relationship to Part 8A Menangle Park (Volume 2) and Volume 1 – Campbelltown (Sustainable) City DCP

Part 8A Menangle Park (Volume 2) establishes detailed planning controls for the Menangle Park Urban Release Area, excluding the Glenlee Estate (the Estate). In surrounding the Estate it is critical that there is a seamless transition with planning for the Estate.

It is noted that the prevailing planning provisions in Part 8A are currently being revised and accordingly provide an opportunity to ensure enhanced compatibility.

When a development provision is not specified in this Part (Part 8B), development should be consistent with all other relevant provisions in Volume 1 Campbelltown (Sustainable City) DCP 2015.

Where there is an inconsistency between Part 8B and any part of the DCP, Part 8B applies to the extent of the inconsistency.

The maps and diagrams in this Part (Part 8B) are noted to be indicative.

1.4 Engineering Design for Development

Council's prevailing Engineering Design Requirements are contained in part 8A of Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015.

The application of some of the design standards may need to be varied having regard to the heritage context of Glenlee Estate and achieving the desired heritage sensitive outcomes.

1.5 Principal Aims

The Glenlee Estate DCP 2024 (Part 8B) seeks to provide a series of objectives and controls that ensure development permitted at the Estate by the foreshadowed Local Environmental Plan amendment is compatible with the Estate's unique heritage qualities and facilitates the conservation of these qualities. This includes provision of an enhanced landscape contextual setting.

1.6 Background Documents / Information Sources

The following principal documents / information sources informed the rezoning of the Estate and are of relevance to the conservation and future development of the Estate:

- *Glenlee, Outbuildings, Garden and Gatelodge Conservation Management Plan* (Tropman & Tropman Architects, April 2023)
- *Revised Historical Archaeological Assessment* (Casey and Lowe, July 2020)
- *Glenlee Estate Aboriginal Heritage Assessment*, (AMBS Ecology & Heritage, July 2020)
- *Preliminary Site Investigation for Contamination* (Douglas Partners, September 2020)
- *Strategic Bushfire Assessment for the proposed rezoning of Glenlee Estate, 60 Menangle Road, Menangle Park, NSW* (Harris Environmental Consulting, November 2023).
- Glenlee Estate Planning Agreement

2 Vision and Development Objectives

2.1 Vision for Glenlee Estate

To conserve, embellish and interpret the Estate as a unique and evolving place of cultural heritage; an 'oasis' in the rapidly developing contemporary urban release area of Menangle Park.

Limited, sensitively located and tightly controlled residential precincts shall be located on the perimeter of the Estate in a masterplanned landscape context that draws inspiration from and integrates with the existing Estate landscape pallet and vegetation remnants.

Additionally, the evolution of the Estate will reflect in a harmonious transition with the future public realm including the Glenlee knoll, perimeter roads and parks.



3 Development Principles and Controls

Objectives

- Ensure the conservation and ongoing maintenance of the Glenlee Estate Homestead, outbuildings and curtilage.
- Enable the adaptive re-use of the Homestead Precinct for compatible uses if not retained as a residence and support buildings consistent with the Conservation Management Plan.
- Protect the broader contextual setting, including visual elements within the landscape, being long views, significant trees and vegetation and immediate landscape framework.
- Promote an urban form in limited residential precincts that complements the landscape characteristics of the site and heritage significance of the homestead, outbuildings and their respective curtilages.
- Protect the immediate visual setting of the Homestead and outbuildings through appropriate siting, form and landscaping of residential development and ancillary facilities.
- Retain and enhance significant remnant vegetation and cultural plantings.
- Allow limited additional housing that provides a high standard of residential amenity and architectural design.
- Create walkable precincts and active transport links on site and with adjoining residential development.
- Preserve the open space (Glenlee) knoll as a reflective and visually accessible space.

Controls

3.1 Heritage and Views

- A. New development is to maintain the significant views and vistas to Glenlee Homestead from its entry drive to the Gatelodge, from the Main Southren Railway and from Mt Annan, Camden Park and Menangle Park. Equally, the significant views from Glenlee Homestead to Camden Park, the Great Dividing Range, Mt Annan and the Nepean River and alluvial flats are to be maintained.
- B. Development plans for the future use of the Glenlee Homestead Precinct shall conserve and maintain significant views and vistas and the significant external and internal fabric of the subject buildings and gardens so that the significance of the site is maintained.
- C. All recorded sites within the boundaries of the site are protected under the National Parks & Wildlife Act 1974 and an Aboriginal Heritage Impact Permit must be obtained prior to any disturbance to or removal of any sites.

3 Development Principles and Controls



Figure 3.1: Concept Masterplan

3.2 Subdivision

- A. The subdivision of the Estate is to be generally consistent with the Concept Masterplan at **Figure 3.1**.
- B. The overall lot layout must include:
- A 'Glenlee' lot which includes the Homestead and associated outbuildings, the restored Gatehouse, access driveway and rural landscape curtilage to the north / north east and south / south west of the buildings group.
 - An open space lot to be dedicated to Council in accordance with the Glenlee Estate Planning Agreement.
 - Thirteen (13) new dwelling lots (minimum lot size of 1,200m²) on the lower south-east foot slopes of the Estate buildings group.
 - Thirteen (13) new dwelling lots (minimum lot size of 1,200m²) and a 'medium density' lot that will be developed and further subdivided in future on the north-eastern part of the site. The 'medium density' lot will accommodate terrace style housing with a primary frontage / active interface to open space on the adjoining Menangle Park Precinct.

3 Development Principles and Controls

3.3 Contamination

- A.** A detailed site investigation ('DSI') must be carried out on the site and the results submitted with the initial development application for the site. The DSI shall be prepared having regard to the findings of the Preliminary Site Investigation for Contamination, prepared by Douglas Partners (Project 92425.00 Revision 1, September 2020).

3.4 Flooding and Stormwater Management

- A.** A Water Cycle Management Plan (WCMP) for the entire site must be prepared and submitted with the initial development application on the site.
- B.** Future subdivision development shall be designed so that no new dwellings are located within the 1% AEP Flood extent.
- C.** Where development is proposed within or adjacent to land that is identified as being affected by the 1% AEP level, a detailed flood study is to be undertaken to confirm the extent of the flood affectation.
- D.** All future developments must comply with the Council's Engineering Design for Development (as amended), Volume 1, Part 2, 2.10 of the Campbelltown (Sustainable City) DCP and the Western Sydney Engineering Design Guidelines.

3.5 Noise and Vibration

- A.** A noise and vibration impact assessment must be prepared and submitted with the initial development application on the site. The assessment shall consider potential noise and vibration impacts from the Main Southern Railway corridor and Spring Farm Parkway and specify recommended mitigation measures.
- B.** The use of acoustic fencing as a mitigation measure is generally not supported. The use of noise attenuation materials in the construction of dwellings and the siting / design of buildings to shield noise impacts to principal private open space areas is preferred.

3.6 Bushfire Hazard Management

- A.** All future development shall be consistent with Planning for Bushfire Protection 2019.
- B.** Subject to detailed design at development application stage, the indicative location and widths of Asset Protection Zones (APZs) are to be generally in accordance with the document entitled *Strategic Bushfire Assessment for the proposed rezoning of Glenlee Estate, 60 Menangle Road, Menangle Park, NSW*, by Harris Environmental Consulting (ref: 4668, dated November 30, 2023).

3 Development Principles and Controls

3.7 Landscaping and Weed Management

- A. A Landscape masterplan for the entire site must be prepared and submitted with the initial development application on the site. The landscape master plan must address the following:
- i. The location of all existing and proposed structures and associated services on the site.
 - ii. A planting schedule indicating proposed plant species, quantities and growth characteristics / mature heights. This must include street tree planting.
 - iii. Landscaping must respect the rural character of the site / setting of the Estate by maintaining the prominent open grassed areas and limiting new vegetation to appropriate locations. The placement of replacement trees and shrubs along with their mature heights is to be carefully considered so as to not obscure significant views and vistas.
 - iv. Location of existing and proposed fencing. Solid boundary fencing, other than that required as part of development of the 'medium density' lot, is not permitted. Post and rail, and wire rural-style fencing is an appropriate form of fencing.
 - v. Access roads, kerbing, driveway and footpath surfacing and treatments.
 - vi. Walkable and active transport links between precincts within Glenlee Estate and with adjoining residential development in Menangle Park Precinct.
 - vii. A weed management strategy.

3.8 Utilities

- A. All essential utilities / services are to be recessive in the landscape, including underground where possible.
- B. Utility and ancillary structures must adopt darker, recessive toned colours and utilise non reflective surfaces.



3 Development Principles and Controls

3.9 Vehicular Access

- A. Vehicular access to the subdivision development of the south-east foot slope and north-eastern portions of the site is to be achieved from the perimeter roads within the adjoining Menangle Park Precinct.
- B. Access roads within the site are generally to be designed in accordance with Council's Engineering Design for Development documents, available on Council's website (link below). The application of some of the design requirements may need to be revised having regard to the prevailing heritage context and / or desired sensitive outcome. Access roads must be constructed using appropriate materials and finishes in the context of the site. To soften the appearance of the road it is preferred that rolled edge kerbing be used and that raw white concrete kerbing be avoided.

<https://www.campbelltown.nsw.gov.au/Build-and-Develop/Planning-Policies-and-Controls/Development-Control-Plans/Campbelltown-Sustainable-City-Development-Control-Plan-2015>

- C. Access roads must be designed and constructed to allow access by waste collection and other service vehicles.
- D. The individual access driveways to each of the new dwelling lots must be constructed using gravel, bitumen or recessive coloured concrete. The use of raw white concrete or stencilled concrete is not permitted.

3.10 Detached Dwelling Houses on New Dwelling Lots (C4 Environmental Living Zone)

- A. The scale, massing and form of new dwellings and ancillary buildings must be carefully considered and be sympathetic and subservient to the Glenlee Homestead. It must be easily interpretable as new work and not intrude upon the significance of the site. A Statement of Heritage Impact that has regard to the above and the relevant recommendations for new work, future development and use as contained in Glenlee, Outbuildings, Garden and Gatelodge Conservation Management Plan (Tropman & Tropman Architects, April 2023) will be required to accompany future development applications.
- B. The maximum height of new dwellings and ancillary buildings is 1 storey.
- C. Dwellings and any ancillary buildings must be constructed using appropriate materials that achieve an appearance that is complementary to the Glenlee Estate outbuildings. Such materials may include timber or cladding for external walls, corrugated metal roofing and guttering in non-reflective and recessive colours. Masonry and brickwork may be used provided they are of a recessive finished colour.

3 Development Principles and Controls

- D. Car parking facilities, such as garages or carports, must be designed so that they are not visually dominant when viewed from the front of the dwelling. Preference must be given to locating car parking behind the rearmost point of the dwelling rather than integrating the garaging within the front façade of the dwelling.
- E. Outbuildings must be located behind the rearmost point of the dwelling.
- F. Post and rail / post and wire rural fencing (maximum height 1200mm) must be used to delineate the side and rear boundaries of the new dwelling lots, with screening vegetation used to enhance privacy where necessary. Fences forward of the building are not permitted in any form. Solid non-transparent boundary fencing is not permitted.
- G. **Table 3.1** sets out the numerical controls applying to dwelling houses and ancillary buildings on new dwelling lots:

Site Controls	
Site Coverage	Maximum of 30% for dwelling houses and 10% for all ancillary buildings (Total 40%)
Open / Landscaped Area	Minimum of 60%
Primary Private Open Space	Minimum of 25m ²
Dwelling Setbacks	
Front Setback	Minimum 7.5m
Secondary Street Setback	Minimum 3m
Articulation Zone (open Verandahs, balconies and pergolas)	Up to 1.5m of setback
Side Setback	Minimum 2m
Rear Setback	Minimum 6m
Garage and Outbuilding Setbacks	
Front Setback	As per controls D and E above.
Side Setback	Minimum 1m



3 Development Principles and Controls

3.12 Development of the Medium Density Lot (R3 Medium Density Zone)

- A. Future development of the 'medium density' lot shall be characterised by:
- i. Medium density housing comprising two storey 'terrace house' style attached dwellings, consistent with the sensitivity principles detailed elsewhere in this Part.
 - ii. An active interface with the adjoining open space land within the Menangle Park Precinct. Elements to include primary dwelling frontage/address and access.
 - iii. Dwellings shall have a "dual orientation" when viewed from both the proposed park and the Glenlee Homestead precinct.
 - iv. Dwellings shall be integrated in terms of land and dwelling / landscape setting.
 - v. Earthwork shall be minimised and ensure integrated retaining structures where required.
- B. The relevant general requirements at Section 3.4 and requirements for Medium Density Residential Development at Section 3.7 of Part 3 of Volume 1 of Campbelltown (Sustainable City) Development Control Plan 2015, where not inconsistent with control (A) above, shall apply to future development of the 'medium density' lot.

<https://www.campbelltown.nsw.gov.au/files/sharedassets/public/v/2/build-and-develop/documents/dcp/volume-1/part-3-low-and-medium-density-residential-development.pdf>



4 Adjoining Public Realm

4.1 Adjoining Public Realm

The development principles and controls in respect of the interfacing public realm are noted in Part 8A to facilitate the sensitive integration / harmonisation of the Glenlee Estate Precinct, as it evolves.



5 Change Log

Date of Amendment	Date of Council Meeting	Amendment Description

Table 5.1 – Change Log



CAMPBELLTOWN