

8.3 Draft Site Specific Development Control Plan – Glenlee Estate, Menangle Park

Reporting Officer

Manager Strategic Land Use Planning
City Planning and Environment

Community Strategic Plan

Objective	Strategy
3 Enriched Natural Environment	3.1.2 Ensure urban development is considerate of the natural environment

Delivery Program

Principal Activity
2.1.1.3 Deliver effective land use planning to ensure community needs are met

Officer's Recommendation

1. That Council endorse the public exhibition of the draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 – (Part 8B – Glenlee Estate); and
2. That Council exhibit the draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 – (Part 8B – Glenlee Estate) for a period of 30 days; and
3. That the outcome of the public exhibition of the draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 – (Part 8B – Glenlee Estate) be reported to Council with the outcome of the public exhibition of the associated Glenlee Estate Planning Proposal.

Executive Summary

- On 6 June 2023 Council considered and endorsed a Planning Proposal (the Proposal) for the Glenlee Estate, which seeks to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) as it relates to the site known as Glenlee Estate (the Site).
- The Proposal specifically seeks to rezone portions of the Site from RU2 Rural Landscape to part C4 Environmental Living, part R3 Medium Density Residential and part RE1 Public Recreation. The Proposal also seeks to reduce the existing building height from 8.5 m to 5 m and to establish minimum lot sizes ranging from 600 m² to 2000 m², 2 ha and 5 ha.
- The Council Report dated 6 June 2023 noted that an amendment to Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) would be required to

accompany the Proposal as part of its exhibition, and to address preliminary feedback provide by the Department of Planning and the NSW Heritage Council Approvals Committee.

- As required, a draft site-specific Development Control Plan - Draft Part 8B - Glenlee Estate DCP (draft DCP) - has now been prepared by the applicant in consultation with Council staff.
- The draft DCP provides specific development controls for the Site and will be a supporting document to the associated Planning Proposal which is now ready to proceed to public exhibition.
- It is recommended that Council endorse the public exhibition of the draft DCP at attachment 1.

Purpose

The purpose of this report is to seek Council's endorsement to proceed with the public exhibition of a draft amendment to the SCDCP which proposes the introduction of Part 8B - Glenlee Estate - Volume 2.

Part 8B - Glenlee Estate will provide site specific development controls which will guide future development of the Glenlee Estate (the Site).

History

At its meeting on 6 June 2023, Council considered the draft Planning Proposal for the Site and resolved:

1. That Council endorse the Proposal at attachment 1 which seeks to amend the Campbelltown Local Environmental Plan 2015, as it relates to land comprising "Glenlee Estate", No. 60 Menangle Road, Menangle Park.
2. That subject to recommendation 1, the Proposal be forwarded to the Minister for Planning and Public Spaces for a Gateway Determination.
3. That subject to the Minister determining that the Proposal may proceed, public exhibition be undertaken in accordance with the Gateway Determination.
4. That Council request the Minister delegate the authority for the making/finalising of the Planning Proposal to the General Manager.
5. That following the completion of public exhibition:
 - a. where submissions are received by Council during the public exhibition period, a submissions report be presented to Council, or
 - b. where no submissions are received by Council during the public exhibition period, the draft Planning Proposal be finalised.

A draft DCP has been collaboratively prepared in order to satisfy the previous Council reference and communication with NSW Heritage Council Approvals Committee and the former Department of Planning and Environment.

Report

This report outlines the objectives and key features of the Draft Part 8B - Glenlee Estate DCP (draft DCP).

Components of the draft Part 8B - Glenlee Estate DCP

The key components of the draft DCP include: -

- **Introduction:** This part of the draft DCP sets out key information relating to how the chapter is to be applied. Key information includes the land to which the chapter applies, the purpose of the chapter and the relationship between the chapter and the Campbelltown (Sustainable City) Development Control Plan (SCDCP) as a whole, broader legislative context, relationship to engineering design requirements and principal aim.
- **Vision and Development Objectives:** This part of the draft DCP elaborates on the vision that is held for the site and outlines the objectives of the Part.
- **Development Principles and Controls:** This part of the draft DCP outlines the specific development principles and controls that will apply to development on the site. Controls have been included to influence development in a number of areas but are principally focussed on the conservation of the unique heritage qualities of the precinct and its broader landscape and visual context.

Consistency of the draft Part 8B - Glenlee Estate DCP with the endorsed Glenlee Estate Planning Proposal

This draft DCP has been prepared to be consistent with the council endorsed Glenlee Estate Planning Proposal and preliminary advice provided by the NSW Heritage Council Approvals Committee and former NSW Department of Planning and Environment.

The controls of the Draft DCP have been prepared to complement the following proposed changes to the CLEP 2015 within the Proposal.

- **Height of Buildings** – Development Control 3.10 B limits the detached dwelling houses within the C4 zone to single storey structures and development control 3.12.A limits the proposed terraces/townhouses in the R3 Zone to 2 storeys.
- **Site Coverage / Minimum Lot Size** – The impact of excessively large footprint buildings was raised as a concern by Heritage NSW and is to be addressed by maximum site coverage provisions and minimum “open areas” / landscaped areas within control 3.10.G of the draft DCP.

The draft DCP provides numerical controls applying to dwelling houses and ancillary buildings on new dwelling lots. The numerical controls apply to:

- Site coverage;
- Landscaped area;
- Primary private open space;
- Front setback;
- Secondary street setback;
- Articulation zone;
- Side setback;
- Rear setback

Relationship to the SCDCP

The SCDCP is comprised of 2 volumes with Volume 1 containing the general controls and associated requirements for 19 different types of land uses, while Volume 2 provides the site-specific development controls for several precincts in the Campbelltown LGA.

The draft DCP is a site specific DCP which will be included in Volume 2 as Part 8B – Glenlee Estate. It is noted that this Part will supplement Part 8 (A) – Menangle Park which currently excludes the Site.

The draft DCP controls will only apply to proposed development within the Site. Where controls have not been specified within this draft DCP, any future development proposed on the Site will be required to also demonstrate consistency with the existing provisions outlined in Volume 1, listed in the following Parts: –

- Part 2: Requirements Applying to All Types of Development (including heritage)
- Part 3: Low and Medium Density Residential Development and Ancillary residential structures.

Public Participation

Subject to the Council's endorsement, the draft DCP will be placed on public exhibition for a period of at least 30 days and concurrently with the public exhibition of the Council endorsed Planning Proposal for the Site.

Individual letters will also be sent to owners immediately adjoining the site advising them of the public exhibition of the draft DCP and the Proposal.

The public exhibition will also be notified on Council's website, in accordance with the Environmental Planning and Assessment Regulation 2021 and Council's Community Participation Plan.

A hard copy of the exhibition material will be also placed at the front counter of the Civic Centre for those who wish to view a hard copy of the draft DCP.

Conclusion

A draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 has been prepared for the Glenlee Estate, Menangle Park.

This amendment is in the form of a draft site specific DCP which is proposed to be included within Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015 and described as Part 8B – Glenlee Estate, Menangle Park.

The draft DCP will provide a site-specific vision and development principles and controls which will guide future development within the Site.

The draft DCP has been prepared to align with the endorsed Planning Proposal for the Site, and past communication with the NSW Heritage Approvals Committee and former NSW Department of Planning and Environment.

It is accordingly recommended that Council endorse the public exhibition of the draft DCP, concurrently with the public exhibition of the associated Council endorsed Planning Proposal for the Site.

Attachments

8.3.1 Draft Volume 2 Part 8(B)(contained within this report)