

## 8. REPORTS FROM OFFICERS

### 8.1 Planning Proposal - Macarthur Grange Golf Club

#### Reporting Officer

Executive Manager Urban Release and Engagement  
City Development

#### Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.8 - Enable a range of housing choices to support different lifestyles

#### Officer's Recommendation

1. That Council support and forward the Planning Proposal, forming attachment 1 to the Department of Planning and Environment for Gateway Determination.
2. That the applicant be advised of Council's decision.
3. That Council reinforce its desire for an open space corridor between the Australian Botanic Garden (Mount Annan) and the Western Sydney Parklands.

#### Executive Summary

1. File Planning Pty Ltd on behalf of Toscu Investments Pty Ltd has submitted a Planning Proposal Request (PPR) (attachment 2) seeking approval to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) that applies to land generally known as the Macarthur Grange Golf Course, Varroville (Lot 3900, DP 1170905).
2. The PPR seeks to amend the CLEP 2015 to change the lands zoned C3 Environmental Management to Part C4 Environmental Living, RE1 Public Recreation, C2 Environmental Conservation
3. The PPR also seeks to amend the minimum lot size that applies to the land to allow for lot size ranging from 5,000 m<sup>2</sup> to 40 ha under a neighbourhood scheme.
4. The PPR does not propose to amend the existing maximum building height of 9 m under the CLEP.
5. The land is located in the Metropolitan Rural Area and Scenic Hills Protection area as identified in the Greater Sydney Region Plan – A Metropolis of Three Cities, the Western City District Plan and the Campbelltown Local Strategic Planning Statement (CLSPS).

6. Council has long promoted the strategic importance of the Scenic Hills and the important role this landscape unit has in providing a sensory buffer to urban development areas of Campbelltown, Camden and Liverpool, and a landscape backdrop to the urban areas of Campbelltown.
7. Council has previously resolved to strongly oppose to allow the opportunity for an increase in residential development within this landscape unit.
8. Council's recently adopted CLSPS identifies the opportunity to connect the Western Sydney Parklands to include the Scenic Hills, the Australian Botanic Garden and open space areas along the Nepean River.
9. Council's Local Housing Strategy identifies, in part, that as the number of knowledge based jobs increase in Campbelltown, the demand for a diversity of housing styles suited to executives or business owners will increase, including well placed semi-rural lifestyle housing which should form part of Council's housing supply strategy.
10. The PPR (subject to minor amendments as outlined in this report), proposes strategic open space connections via a residential development model of not more than 2.5 dwellings per hectare, with remaining land to form part of the neighbourhood association to ensure ongoing management of the environmental and scenic attributes of the land. This form of density is low when compared to Kearns / Raby which range around 18-22 dwellings per hectare and Macarthur Gardens and Willowdale of around 25 dwellings per hectare.
11. If supported, the Planning Proposal (PP) at attachment 1 generally adopts the proponents PPR. The only recommended change is to require that subdivision occur in accordance with the *Community Land Development Act 1989* and that further visual analysis from more distant views, associated with the East Edge Scenic Protection Lands occur in relation to rezoning of the "Southern Point" land.
12. Should Council support the progressing of an amended proposal as detailed in attachment 1, the matter would be submitted to the NSW Planning Portal for Gateway Determination.

## Purpose

To assist Council in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

<b>Property Description</b>	Lot 3900 DP 1170905
<b>Application No</b>	1961/2020/E-PP
<b>Applicant</b>	Michael File Pty Ltd.
<b>Owner</b>	Toscuz Investments Pty Ltd.
<b>Provisions</b>	Campbelltown Local Environmental Plan 2015 Section 9.1 Ministerial Directions Greater Sydney Region Plan

Western City District Plan  
Campbelltown Community Strategic Plan  
Campbelltown Local Strategic Planning Statement  
Campbelltown Local Housing Strategy  
State Environmental Planning Policies  
Campbelltown (Sustainable City) Development Control Plan 2015

**Date Received** 24 June 2020

**Subject Site** Macarthur Grange Golf Club, Raby Road, Varroville

The land subject to the PPR is identified as Macarthur Grange, Varroville and is known as Lot 3900, DP 1170905 and has an area of 129.5 ha. The land is located approximately 8 kilometres west of the Campbelltown CBD and is bounded by Raby Road to the north and Gregory Hills Drive to the South. The land borders the Camden-Campbelltown Local Government Area boundary to the west and is situated within the Scenic Hills Protection Area.

The site is occupied by an operational golf course known as Macarthur Grange Golf Club which utilises approximately 71.9 ha of the 129.5 ha of the northern most land. The balance of the land comprises largely degraded Cumberland Plain vegetation and cleared low density grazing patches.

The immediate Raby Road frontage, extending to a depth of approximately 300 m is visible to varying degrees. Beyond this, the valley is less prominent, and is screened by vegetation and hidden by the variable topography.

The topography of land to the immediate west of the site forms a broad plateau which is located within the Camden Local Government Area and forms part of the South-West Growth Centre. Land within the growth centre has been developed for urban purposes with allotments ranging from 375 m<sup>2</sup> to 2 ha. The land immediately adjacent to the western boundary is proposed for 800 m<sup>2</sup> subdivision and is zoned C4 Environmental Living.

## History

In 2011, the landowner nominated the site for urban development in accordance with the NSW Government's review of housing opportunities on landowner nominated sites (Potential Home Sites Program).

The site was omitted from further review by the Department of Planning and Infrastructure (now known as Department of Planning and Environment) in 2013, on the basis that the site was not suitable for development. Reasons included separation of the site, lack of utility supply and development pressures within the Scenic Hills.

Notwithstanding this outcome, the land owner lodged a PPR that was considered by Council at its Ordinary Meeting on 16 February 2016. The PPR sought approximately 529-569 residential allotments on land zoned mainly R2 Low Density Residential.

Council resolved to refuse the application for the following reasons:

- a. Inconsistency with Council's policy position on residential development within the Scenic Hills.
- b. Inconsistency with former Sydney Metropolitan Strategy – 'A Plan for Growing Sydney 2014'.
- c. Inconsistency with the Ministerial Directions 2.1 Environmental Protection Zones and 7.1 Sydney Metropolitan Strategy.
- d. Inconsistency with the former Campbelltown Local Environmental Plan – District 8 (Central Hills Lands) objectives.
- e. Inconsistency with the zones and objectives of the CLEP 2015.
- f. Inconsistency with the objectives of Campbelltown Local Planning Strategy 2013.
- g. Fails to demonstrate how the visual impacts will be managed and minimised.

Council's resolution was based on its long standing policy position to protect the Scenic Hills, which first appeared in the 1973 Three City Structure Plan and remains in the current Greater Sydney Region Plan – A Metropolis of Three Cities.

In particular, the proposal was assessed to be inconsistent with a potential parkland/strategic link between the Western Sydney Parklands and the Australian Botanic Gardens at Mount Annan.

Although the proposal was accompanied by a Visual Impact Assessment, it did not consider the 'Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands' prepared in 2011 for Council by Paul Davies Pty Ltd, nor was a Visual Analysis Report prepared.

### **Current Planning Proposal Request**

On 24 June 2020, a revised PPR was lodged by File Planning Pty Ltd on behalf of the land owner as provided in attachment 2.

The PPR seeks to amend the CLEP 2015 by:

- a. Rezoning the site from E3 Environmental Management to a range of zones including E2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation.
- b. Amend the Minimum Lot Size from 100 ha to part 5,000 m<sup>2</sup>, 8 ha, 10 ha and 40 ha.
- c. Amend Schedule 1, Additional Permitted Uses for the land fronting Raby Road (existing clubhouse precinct) to support a future function centre, restaurant and café.

The supporting Concept Masterplan proposes approximately 53 Environmental Living lots within a community title setting, including a ridgetop open space system with walking and cycling trails and 2 'lookout/pocket' parks and supporting infrastructure and facilities.

The applicant argues the PPR would provide a public benefit via:

- a. Preservation of the Scenic Hills via protection of ridges, important views and native vegetation through strategic bio-certification and a stewardship agreement.
- b. Providing public access and the first stage of a walking trail that would connect the Western City Parklands to the Mt Annan Botanic Gardens.
- c. Provision of large lot, lifestyle homes that are currently under-represented in the LGA's planning.

The proposal is supported by the following technical studies:

- Urban Design Study (including visual assessment)
- Draft Site Specific Development Controls
- Ecological Assessment
- Riparian Assessment
- Traffic and Transport Assessment
- Aboriginal Heritage Assessment
- Contamination Assessment
- Servicing and Infrastructure Report

On 17 November 2020 and 17 May 2022, Councillors were briefed on the proposal and raised issues consistent with the previous reasons for refusal and concerns raised regarding the precedent the proposal would set should it proceed.

A site visit with a number of Councillors was also held on the afternoon of 17 June 2022.

### **Campbelltown Local Planning Panel Advice**

The Local Planning Panel (the Panel) considered the PPR in February 2021 which also involved a site inspection. Due to whether constraints on the day, the Panel were not able visit the "southern Point" of the site. Notwithstanding, the following advice was provided:

1. The Panel received a briefing from the applicant upon making a request in accordance with the Operational Guideline, held at 2:33 pm to 2:55 pm prior to commencement of the Ordinary meeting. The briefing covered the following issues:
  - a. The history and significance of the Scenic Hills.
  - b. The need to develop an overall delivery strategy to secure the environmental, scenic and cultural values for the community.
  - c. The viability of the current use (golf course).

- d. The delivery and implementation approach and potential public benefits – it was acknowledged that these had not yet been formalised or formally discussed with Council.
  - e. The financial feasibility of a community scheme in maintaining both the infrastructure and the environmental assets within the community title structure.
  - f. The public access linkage from Raby Road and the advantage of a continuous RE1 zone to ensure clear delineation of public and private land so as to create a publicly accessible corridor along the length of the Scenic Hills over time.
2. Prior to commencement of deliberation, the Panel Chair queried the agenda and report title for the site as being within the suburb of Kearns. Upon confirmation by staff, it was clarified the site is located partly with the suburbs of Kearns and Varroville.
3. The Panel notes the "northern part" of the proposal (north of the scenic lookout located approximately at the midpoint of the site) demonstrated potential for some site-specific merit given that it:
  - a. Generally respects one of the Council's "Scenic Hills" policy aims of shielding any development from the existing urban area in Campbelltown.
  - b. Potentially would contribute to the retention and management of significant vegetated land in the Scenic Hills achieved through the C2 Environmental Conservation zone within a community title subdivision.
  - c. Proposes to dedicate land to the community by rezoning land RE1 Public Recreation and thereby provides for public access which does not currently exist, noting that the masterplan requires access to proposed RE1 Public Recreation land through a future community title estate and that this has the potential to create ongoing access, liability and maintenance issues that will render Council somewhat limited in its ability to resolve.
4. The "southern part" of the proposal does not demonstrate strategic and site-specific merit given that it is conceived in isolation from existing and potential future land uses in the vicinity, potential adverse visual impact and to permit the efficient and orderly development of the land.
5. The proposal in an amended form, permitting development on the northern part of the subject land, and inclusive of the Council officer recommendations, would better demonstrate strategic merit and tangible community benefits by way of a continuous RE1 Public Recreation Zone commencing at Raby Road, thence along the ridgeline and terminating at the midpoint lookout.
6. It is considered the presentation of future proposals for limited development in the Scenic Hills is probable, and in this regard, it would be desirable for the Council to develop a more detailed delivery strategy that supports provision for public access, dedication of land and scenic and environmental protection in consultation with landowners to secure implementation of Council's policy aim for the Scenic Hills. This should be considered holistically across the Scenic Hills and not just for this one site.

## Report

This report considers the strategic context of the PPR in relation to State and local planning policies and the potential impacts of the proposal.

### 1. Strategic Context

The following State and local planning policies are relevant to the PPR as discussed below.

#### 1.1 Greater Sydney Region Plan – A Metropolis of Three Cities

The Greater Sydney Region Plan – Metropolis of Three Cities (GSRP) has been prepared by the NSW State Government to guide Greater Sydney 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 689,000 new jobs and 665,000 new homes by 2031. The GSRP 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 in the Metropolitan Rural Area (MRA) which is described by the Plan to comprise farmland, mineral resources, and distinctive towns and villages in rural and bushland settings. Although the land shares some of the environmental attributes of the MRA, it has limited potential to be used for more productive rural uses due to topography, soils, vegetation and urban encroachment from the west.

A detailed assessment of the PPR against the relevant Directions and Objectives of the GSRP is provided in attachment 1 and further discussed in Section 1.7 below.

#### 1.2 Western City District Plan

The Western City District Plan (WCDP) sets out more detail with respect to the anticipated growth in housing and employment in the Western District and strategic corridors and amongst other things, is intended to inform the assessment of planning proposals.

The PPR is generally not inconsistent with the WCDP and the following more relevant planning priorities:

- W16 Protecting and enhancing scenic and cultural landscapes: Ridgelines, scenic and cultural landscapes should be protected and assist with linking walking, cycling paths, bushland to the Western Sydney Parklands.
- W17 Better Managing Rural Areas: Limited growth of rural-residential may be considered where there are no adverse impacts on the amenity of the local area, and the development provides incentives to maintain and enhance the environmental, social and economic values of the rural area.

An assessment of the PPR against the relevant Directions and Priorities of the WCDP is provided in attachment 1 and discussed in Section 1.7 below.

### 1.3 Consideration of State Environmental Planning Policies

The PPR is considered generally consistent with relevant State Environmental Planning Policies (SEPP) that apply to the site. A detailed list of the SEPPs and statement of consistency is provided in attachment 1.

### 1.4 Consideration of Section 9.1 Ministerial Directions

The PPR is considered generally consistent with Section 9.1 directions issued by the Minister for Planning with the exception of:

- 1.1 Implementation of Regional Plans: give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.
- 3.1 Conservation Zones: to protect and conserve environmentally sensitive areas.

A detailed commentary in respect of the relevant Section 9.1 directions forms attachment 1 and is discussed in Section 1.7 below.

### 1.5 Campbelltown Community Strategic Plan 2017-2027

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 and promotes 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 PPR is generally consistent with the CSP and would support the following outcomes:

CSP Outcome	Statement of Consistency
<b>Outcome 1</b>	
A vibrant, liveable city	<ul style="list-style-type: none"> <li>• The proposed environmental living allotments would provide a niche form of housing choice that is not well represented in the locality.</li> <li>• The proposed titling of the development as a community scheme provides opportunity to identify and manage common lands for landscape screening, environmental management, stormwater management, access and maintenance, consistent with the values of the Scenic Hills, and to prevent incidental or subsequent development of the lands in a way that is inconsistent with the objective of the proposal.</li> </ul>
<b>Outcome 2</b>	
A respected and protected natural environment	<ul style="list-style-type: none"> <li>• The Proposal aims to minimise impacts on the natural environment by undertaking strategic bio-certification of environmentally significant vegetation to be managed within a single stewardship agreement. Management of these lands would fall within the proposed community scheme to ensure long term management obligations are met, by the members of the scheme.</li> </ul>
<b>Outcome 3</b>	
A thriving, attractive city	<ul style="list-style-type: none"> <li>• The applicant is offering to zone and dedicate land to support public access from Raby Road to Badgally Road, with associated</li> </ul>

	<p>lookout parks along the ridgeline to form a potential walkable future link to the Western Sydney Parklands and the southern Macarthur area.</p> <ul style="list-style-type: none"> <li>Additional permitted use of the existing club house/function centre may support greater economic use of the facility for the benefit of future and surrounding residents.</li> </ul>
<b>Outcome 4</b>	
A successful city	<ul style="list-style-type: none"> <li>The proposed large lot environmental living allotments would provide a form of housing that is identified by Council's Housing Strategy, and uniquely located as required to attract knowledge jobs to Campbelltown.</li> </ul>

## 1.6 Campbelltown Local Strategic Planning Statement

The CSLPS details Campbelltown City Council's plan for the community's social, environmental and economic land use need over the next 20 years. The CLSPS 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 CLSPS responds to the Regional and District Plans and to the community's documented aspirations. The document establishes planning priorities to ensure that the Campbelltown LGA thrives now and remains prosperous in the future, having regard to the local context. The specific actions relevant to the PPR are discussed below:

CLSPS 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, environmentally sensitive lands and the Metropolitan Rural Area (MRA).	<p>The Scenic Hills Protection area (SHPA) was recognised by the 1973 Three City Structure Plan and provides limited access to the public due to being held in fragmented private ownership. The role of the SHPA is to provide a buffer to urban development areas of Campbelltown, Camden and Liverpool.</p> <p>In 2007, the NSW Government gazetted the South West Growth Centre which includes the now developed estates of Gregory Hills, Gledswood Hills within the Camden LGA, and Willowdale with the Campbelltown LGA. These estates have been constructed on the western plateau lands of the Scenic Hills landscape which is considered to have eroded the concept in that area.</p> <p>Notwithstanding, the Scenic Hills still perform an important landscape function and structural element in the relationship with and providing a distinct difference between Camden and Campbelltown LGAs. The Scenic Hills in the Campbelltown LGA are highly undulated and form a significant buffer between the 2 areas (Kearns and Gregory Hills).</p> <p>The PPR argues that this function could still be preserved if sensitively managed to ensure that development is limited to specific pockets of land that:</p>

	<ul style="list-style-type: none"> <li>• are not visible along key view lines</li> <li>• preserve ridge lines</li> <li>• support public access and connectivity to regional attractions; and</li> <li>• manage environmental attributes with no cost to Council</li> </ul> <p>Planning Priority 17 and Objective 29 of the WCDP provide for limited consideration of rural residential development 'where there are no adverse impacts on the amenity of the local area and development provides incentives to maintain and enhance the environmental, social and economic values of the MRA'.</p> <p>The proposed development of large lot housing on land zoned C4 Environmental Living could be considered a form of rural-residential development as envisaged by the WCDP. Similar forms of community title subdivision exist other MRA lands within the Sydney Metropolitan Area.</p> <p>The applicant's Urban Design Study, which includes a Visual Impact Assessment of important views from Council's Scenic Hills Visual Study, suggests that future dwellings would not be visible from important view corridors.</p> <p>Further independent review of this study as a Condition of Gateway Determination would be appropriate to confirm its findings, particularly in relation the "Southern Point" lands.</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>Areas of environmental significance could be protected through bio-certification and a stewardship agreement within a community titled scheme without any financial cost to the wider Campbelltown community.</p> <p>The stewardship agreement would provide an ongoing funding source for the revegetation, management and conservation of the site, with management of the scheme to be administered by the Community Association. This would ensure individual allotments are not required to manage vegetation.</p>
5.1: Work in partnership with stakeholders to investigate the possibility of connecting the Western Sydney Parklands to include the Scenic Hills, the Australian Botanic Garden and open space areas along the Nepean River	<p>The WCDP proposes a blue-green grid from the Western Sydney Parklands to the Mount Annan Botanic Gardens along the State heritage listed, Sydney Upper Water Canal.</p> <p>Public access to the Scenic Hills is currently very limited, with potential public recreation opportunities limited to Council's Varroville Reserve, or by the authority of existing land owners like those that own the Macarthur Grange, or limited to those that play or are able to play golf.</p> <p>The applicant proposes to address this action and allow public access into the Scenic Hills area by including a walking trail with 2 lookout parks that would provide the first part of a potential linkage from the Western City Parklands to the Mt Annan Botanic Gardens.</p> <p>This outcomes would form part of a voluntary planning agreement to construct and dedicate the land to Council.</p>
5.6: Work in collaboration with relevant stakeholders to	<p>The Draft Visual and Landscape Analysis of the Scenic Hills and the East Edge Scenic Protection Lands were considered by Council at its meeting on 18 October 2011, where the Study was adopted as an important contributory</p>

review and implement the recommendations of the Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands study	<p>element to the preparation of Draft CLEP 2014 (then known as Draft CLEP 2013).</p> <p>The subject site was included in the report entitled "Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands" prepared in 2011 for Council by Paul Davies Pty Ltd in association with Geoffrey Britton (the Visual Study).</p> <p>It is part of Unit 2 (E-LU2) in the Visual Study which is described as playing 'a critical role in defining many of the Campbelltown LGA's most significant historic and contemporary views.' The golf course part of the subject site is described as a 'valley with high scenic quality' while the remainder of the site is described as containing 'high quality hidden valleys'.</p> <p>Although the Planning Proposal Request has undertaken a view assessment from prominent viewpoints looking towards the site, it largely discounts the visual importance of the valley in favour being a development opportunity.</p> <p>Since drafting of this plan, urban encroachment has altered the setting of the landscape and may justify a revision of this principle such that preservation of the important external views are maintained, with access to the wider scenic hills and valley areas made open to the public for their enjoyment.</p>
5.11 Promote community management of scenic and cultural landscapes in the LGA	The proposal would provide for both private and public management of the important scenic and cultural landscape.
5.22 Investigate the active transport and recreational potential of the Prospect Canal as a major regional connection from Prospect Reservoir to the coast, in consultation with WaterNSW, other relevant Government departments and agencies, and adjoining councils	<p>Informal advice from WaterNSW indicates that community access to the Canal for recreation uses is unlikely given risk associated with the protection of the water supply and user safety. Exclusion fencing of the Canal currently exists in housing estates such as the Willowdale development, where access is not permitted.</p> <p>The current proposal provides an opportunity to achieve a similar outcome on land that would, after dedication in accordance with the proposed VPA, be under the care and control of Council.</p> <p>Community access would provide significant public benefit via the provision of a recreation activity not currently available. Access to ridges and scenic locations is not currently available and would provide an important first step in implementing a connection from the Mount Annan Botanic Gardens to the Western Sydney Parklands.</p>
6.20: Retain agricultural opportunities in the Scenic Hills, Kentlyn and Wedderburn, and support opportunities to enhance and grow these opportunities	Generally the land within the Scenic Hills tends to have low agricultural potential due to its relative steepness and associated shallow and highly erodible soils. The more productive 'valley floor' of the site is particularly limited in scale and would not support an economic agricultural use.

6.23: Investigate opportunities for agri-tourism and related pursuits in the Scenic Hills	Agri-tourism would generally be unsuitable for the site given its topography, poor soils, limited size and nearby urban uses.
---	---

In summary, the PPR is considered generally consistent with the actions of the CLSPS with the exception of Council's policy on urban containment.

The proposal to apply the C4 Environmental Living zone to support large lot housing is generally consistent with the concept of rural-residential development, which would typically involve allotments ranging from 5,000 m<sup>2</sup> to 20,000 m<sup>2</sup> (or 1 to 5 acres).

For the subject proposal, this would equate to a residential density of approximately 2.5 dwellings per hectare which is well below contemporary residential subdivision density of 15 – 25 dwellings per hectare.

## 1.7 Draft Local Housing Strategy 2020

The Draft Campbelltown Local Housing Strategy's (CLHS) primary aim is to examine the housing needs of Campbelltown's current and future residents and puts forward an evidence based approach to managing sustainable housing growth to 2036.

Council has prepared the CLHS to align with the updated CLEP 2015 and WCDP, which is directly relevant to the future zoning of the subject land. Council considered a submission report at its meeting on 29 September 2020, where Council resolved to adopt the Local Housing Strategy and forward it to the Department of Planning and Environment for endorsement. Conditional approval was issued on 8 July 2021 and sets a revised 2021-26 housing target range of 7,100 – 8,250 dwellings.

The housing vision for Campbelltown LGA is to provide sustainable, high quality and diverse range of housing options to meet the accommodation needs of the local community and future population growth.

The objectives of the CLHS are as follows:

- Meet the housing needs of the future population
- To support urban containment
- To provide for housing that meets the needs of all households
- To encourage the provision of new housing in locations that support the 30 minute city principle
- To encourage the planning of housing within neighbourhoods
- Manage the development of Greenfield release areas
- Facilitate the urban renewal of walkable catchments
- Support housing growth in the Campbelltown CBD
- Plan for incremental growth through infill development which is compatible with the desired neighbourhood character
- Promote high quality and environmentally sustainable residential environments

The proposal is generally consistent with the above objectives with the exception of urban containment, which is the policy position of Council to limit future housing growth to already zoned areas. In this regard, the applicant suggests the PPR is more akin to 'rural living' than 'urban development' and therefore could be considered as the density of development would be 2.5 dwellings per hectare. Standard residential development is usually between 15 to 25 dwellings per hectare.

Condition 8 of DPE's approval of the Local Housing Strategy requires that future iterations consider the Metropolitan Rural Area and outline specific actions to protect the rural, environmental and natural attributes of the Campbelltown City LGA. As demonstrated in other rural lands, environmental attributes often deteriorate without active management of the land. Sensitive community title development has the potential to ensure land is managed and conserved in a holistic and sensitive manner to manage biodiversity and scenic valued.

## 1.8 Campbelltown Local Environmental Plan 2015

The CLEP 2015 is the principal environmental planning instrument for the City of Campbelltown.

A summary of the existing planning framework, proposed amendment and evaluation is summarised below. Attachment 1 provides the suggested Planning Proposal amendments to the CLEP 2015 required to support the amendment.

CLEP 2015 Current	Proposed Amendment	Comment
<b>Land Use Zoning Map</b>		
The subject land is zoned C3 Environmental Management.	<p>The PPR seeks to rezone the site to the following:</p> <ul style="list-style-type: none"> <li>• C4 Environmental Living</li> <li>• C2 Environmental Conservation</li> <li>• RE1 Public Recreation</li> </ul>	<p>Notwithstanding Council's policy position of urban containment, use of the C4 Environmental Living zone is considered the most appropriate alternate land use zone.</p> <p>As outlined below, the objectives of the C4 zone are compatible with the intended outcomes of both the Metropolitan Rural Area and Scenic Hills.</p>
<b>Height of Building Map</b>		
The site current has a height limit of 9 m.	The PPR does not seek to change the height limit of 9 m.	<p>The height of buildings limit of 9 m remains consistent with the existing residential development of Kearns, Eschol Park and Eagle Vale.</p> <p>Although there is scope to restrict the RL's to cater for single story development, it may result in further earthworks to establish larger building platforms and should be further investigated.</p>
<b>Minimum Lot Size</b>		
The minimum lot size within the subject land is 100 ha	The PPR seeks to amend the minimum lot size to the following:	Concern is raised that an amendment to the minimum lot size map would not facilitate

	<ul style="list-style-type: none"> <li>• 5,000 m<sup>2</sup></li> <li>• 10,000 m<sup>2</sup> (1 ha)</li> <li>• 80,000 m<sup>2</sup> (8 ha)</li> <li>• 40 ha</li> </ul>	<p>community title subdivision and retain opportunity for Torrens subdivision.</p> <p>Alternatively, it is recommended that lot size be addressed under Part 4 of CLEP 2015 as a subdivision standard. This would support subdivision under the <i>Community Land Development Act 1989</i> and would mean that a restricted subdivision only occurred pursuant to Community Title Legislation.</p>
<b>Additional Permitted Uses</b>		
The LEP does not have an additional permitted use for the identified land.	<p>The PPR proposes an amendment to Schedule 1 to enable the following uses of the land occupied by the exiting Club house:</p> <ul style="list-style-type: none"> <li>• Function Centre</li> <li>• Restaurant or Café</li> </ul>	<p>It is considered that any additional uses be limited to uses that are ancillary to the needs of the future community and future recreation use that would arise from the proposal.</p> <p>Therefore, a function centre, restaurant or café would be considered suitable uses on both economic and aesthetic grounds, and given its current existence, would not by way of its inclusion, result in a reduction or adverse impact on the current landscape.</p>

In summary, should Council support the PPR for progression, the following amendments are recommended and detailed in attachment 1:

- amend the zoning layout to support an open space ridgeline trail that is entirely located on higher reaches of the site as per attachment 1.
- not proceed with amendments to the Minimum Lot Size Map.
- consider the need to reduce the permitted height of building map to only support single storey, split level development.
- propose a new local provision under Part 4, to require subdivision under the *Community Land Development Act 1989* with a minimum lot size of 5,000 m<sup>2</sup> and a maximum of 53 residential allotments, or residential density of 2.5 dwellings per hectare.
- limit additional permitted uses to a function centre, restaurant, café or the like.
- increase the setback for development adjoining Raby Road to minimise visual impact.

The objectives and permitted uses of the C4 Environmental Living zone under the CLEP 2015 are:

### **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.

**Comment:** The C4 Environmental Living zone would cater for 'lifestyle lots' to minimise the extent of development permissible. This zone does not support complying development and would ensure that local development is appropriately assessed via development applications.

**Clause 7.6 'Scenic Protection and Escarpment Preservation'**

- (1) The objectives of this clause are as follows:
  - (a) To recognise and protect the scenic, environmental, cultural and historic qualities of the Scenic Hills and the landscape setting of Campbelltown.
  - (b) To protect visual aesthetic amenity and views to and from the Scenic Hills.
  - (c) To reinforce the visual dominance of landscape over built form.
  - (d) To ensure development on land to which this clause applies is appropriate for the location and is located and designed to minimise its visual prominence in the landscape.
- (2) This clause applies to land identified as 'Escarpment Preservation Area' on the Environmental Constraint Map.
- (3) Development consent must not be granted to any development on land to which this clause applies unless the consent authority is satisfied that:
  - (a) Measures will be taken, including in relation to the location and design of the proposed development, to minimise the visual impact of the development on the natural and visual environment of the land.
  - (b) The external surfaces of any building consist of prescribed materials.
  - (c) The development will incorporate measures to preserve the scenic qualities of, and views to and from, the land.
  - (d) Measures will be taken to reduce any potential land use conflict.
  - (e) The development will maintain the existing natural landscape and landform and will not affect the stability of the land.
- (3A) Development consent must not be granted to development on land identified as "Scenic Preservation Area" on the Environmental Constraint Map unless the consent authority is satisfied that the development will not impact on the following:
  - (a) the environmental value, scenic value and character of the land,
  - (b) the ridge and view lines of the land.

**Comment:** The proposal would be capable of meeting the above objectives and criteria, subject to strict building siting, materials and cut and fill requirements. The proposed C4 Environmental Living zone would not permit complying development and require all development to be consistent with a site specific development control plan.

The suggested amendments to the zoning scheme as recommended above, would further protect the ridge line and landscape setting of Raby Road and require land along this frontage to form part of the community lot and be landscaped accordingly. Further, the proposal to bio-certify vegetation to be managed on a common lot would secure the ongoing protection of this vegetation.

The urban design report submitted in support of the PPR sets out how the proposal would be capable of meeting the above criteria subject, and details the results within a Visual Impact Assessment. Although the results indicate low to moderate visual impact, the analysis should take a more regional approach to evaluating distant views of the site.

#### **Clause 7.8      Development on steep land in the Scenic Hills**

- (1) This clause applies to land identified as 'Development on steep land (Scenic Hills)' on the Environmental Constraint Map.
- (2) A person must not carry out development on land having a gradient of more than 16 per cent except with development consent.
- (3) Subclause (2) does not require a person to obtain development consent for the excavation or filling of land if the level of the land to be excavated or filled will not, when excavation or filling has been completed, vary by more than 0.5 m from the natural level of land.
- (4) In deciding whether or not to grant development consent under this clause, the consent authority must consider the following:
  - a. The proposed excavation or filling
  - b. The means whereby the stability of the land will maintained,
  - c. The existing vegetation and any proposed

**Comment:** The PPR is supported by a draft development control plan that identifies future building platforms in the lower reaches of the landscape. Important vegetation would be managed within a community lot via a strategic bio-certification strategy.

Should the PPR be supported for Gateway Determination, further assessment of the geology and topography would be required to ensure the geotechnical stability of proposed building envelope locations.

#### **1.9      Campbelltown (Sustainable City) Development Control Plan 2015**

Should Council support the PPR for progression, Macarthur Grange would be subject to a Site Specific Development Control Plan located in Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP).

Progression of this plan would occur should a Gateway Determination be supported.

## 2. Environmental Evaluation

The following environmental impacts are relevant to the PPR as discussed below.

### 2.1 Traffic

The applicant has commissioned a traffic study to address future traffic or parking implications in respect of the PPR.

The results of this survey informed a SIDRA traffic model to calculate existing and future level of service (LoS) at the entry intersection as summarised below:

Intersection Conditions	Level of Service	
	AM Peak	PM Peak
Current Operating Conditions	D	F
Post Development Operating Conditions	F	E
Proposed Right Turn Treatment	B	B

Note. LoS is depicted on a sliding scale from A – Good Operation to F- Unsatisfactory with excessive queuing.

To achieve a future level of service ‘B’, the applicant has proposed a two stage right turn solution, similar to the exiting Raby Road/Gledswood Hill Drive intersection. Opportunity may also exist to provide a connection to Badgally Road subject to approval from the adjoining land owner and requirements of the NSW Rural Fire Service.

The cost of any intersection improvements would be responsibility of the applicant.

### 2.2 Biodiversity

The applicant has commissioned a flora and fauna assessment to identify and develop strategies to avoid, minimise and mitigate potential impacts to areas of high ecological value.

The site contains the following Plant Community Types (PCTs):

- PCT 835 Forest Red Gum – This PCT is referenced with the River-Flat Eucalyptus Forest and is about to be listed under the *Environmental Protection and Biodiversity Conservation Act 1999*.
- PCT 850 Grey-box
- PCT 1071 Freshwater/Artificial Wetlands
- Exotic Cleared Lands

The assessment recommends that biodiversity certification and a site wide stewardship agreement is the preferred assessment pathway. Unlike the Mt Gilead Stage 1 Bio-certification Agreement that was executed in 2019 under the provisions of the *Threatened Species Act*, the *Biodiversity Conservation Act 2016* allows the owners of land to make an application directly to the Minister.

This would ensure that biodiversity impacts are addressed upfront as part of the strategic planning process and would not require assessment at the development application stage.

### **2.3 Riparian Constraints**

The applicant has commissioned a Riparian Corridor Study which identifies that the majority of watercourses on the site would be retained. A central riparian corridor would be a key feature of the development, with the existing dams near Raby Road to be restored to a natural creek.

The applicant proposes this land could form part of an open space network that is dedicated to Council. As the preferred open space strategy is to seek dedication of a ridgeline trail, the low lying riparian areas would be better managed within the proposed community scheme.

### **2.4 Bushfire**

The applicant has commissioned a Bushfire Opportunity and Constraints Assessment to inform future stages of the proposal. The assessment identifies the proposal is capable of meeting the NSW Rural Fire Service, Planning for Bushfire Protection 2019 requirements. Further assessment would be required to support strategic bio-certification and to ensure protected vegetation is compatible with proposed building envelopes and associated Bushfire Attack Level (BAL) construction standards.

Should Council support progression of the PPR, consultation with the NSW Rural Fire Service would occur as a Gateway requirement.

### **2.5 Stormwater**

The applicant has submitted a preliminary strategy to manage stormwater that applies the principles of Water Sensitive Urban Design (WSUD). These include:

- reducing the quantity of stormwater runoff
- improving the quality of stormwater runoff
- protecting and restoring creeks and rivers
- improving wildlife habitat
- improving the appearance of streets and parks
- cooling of the environment by retaining water

The strategy identifies that less than 2 per cent of the land (129.5 ha) would be non-permeable and supported by a network of detention areas and substantial riparian area to be centrally located at the lower elevations to the north of the site.

Should Council support progression of the PPR, all water quality devices would be located within the community lot and under the community scheme.

### **2.6 Utility Services**

There are four significant utility services that intersect the site. These include high pressure gas pipelines, Transgrid's 132 kV overhead transmission cables, Endeavour Energy's 66 kV overhead transmission cables and Telstra network cables.

To service the proposed development, the following would be required:

- Potable Water: There is potential for Currans Hill reservoir to cater for the development. Extension of the network would be required with an in-line booster station to service higher areas of the site.

- Waste Water: Connections to Camden West would need further investigating to ensure capacity is achievable, further assessment and hydraulic modelling would need to be undertaken. On lot septic systems would not be supported.
- Electricity: South Leppington Zone substation is scheduled to undergo future upgrading. A formal application would be required to secure consumption capacity.
- National Broadband Network: A formal application to the National Broadband Network would need to be submitted for potential lead-in telecommunication infrastructure.
- Natural Gas: An extension of the gas main from Epping Forest Drive and Elbe Place would need to be investigated.
- Gas Pipelines: The Eastern Gas Pipeline, Jemena Gas Network Pipeline and the Moomba to Sydney Ethane Pipeline transect the site. Depending on the location of sensitive uses/development of a Safety Management Study may be need.

Based on the above, the site is capable of being serviced. Further consultation with Sydney Water, Transmission authorities and Pipeline authorities would be required if supported for Gateway referral.

Should the proposal proceed, Clause 7.10 of CLEP 2015 would apply which requires that development consent must not be granted unless essential services are available and arrangements made.

The proposed location of future dwelling in proximity to Transgrid's 132 kV over-head powerlines may raise some community concern about Electric and Magnetic Fields (EMF). The Australian Radiation and Protection and Nuclear Safety Agency's (ARPANSA) public information on the issue says:

"The scientific evidence does not establish that exposure to the electric and magnetic fields found around the home, the office or near powerlines causes health effects."

In this regard, any future development would be required to locate outside of registered easements.

### **3. Infrastructure Delivery**

The proposal includes the zoning of land for public open space that would require a voluntary planning agreement. If supported, the Agreement would define the scope of work and timing for construction and hand-over of land and works associated with the proposed walking trail and 3 lookout parks.

Standard contributions would also be required pursuant to the Campbelltown Local Infrastructure Plan 2018.

#### **4. Formal Consultation**

A guide to preparing local environmental plans has been prepared by the Department of Planning, Industry and Environment (DPIE) to assist councils in preparing planning proposals and LEPs. Should Council resolve to proceed with the Planning Proposal, and Gateway Authorisation is issued by the DPIE, consultation would be undertaken in accordance with the Gateway Determination requirements.

#### **5. Delegation Process**

The preparation of a draft Planning Proposal is the first step in the process of requesting changes to a planning instrument. Should Council resolve to proceed with the draft Planning Proposal to Gateway Determination, the DPIE would confirm the technical studies required and relevant parts of the draft Planning Proposal to be updated or amended prior to public exhibition.

As part of the Gateway Authorisation process, Section 3.34 of the EP&A Act allows the Minister and the Secretary to delegate functions to a Council and/or an officer or employee of a Council. When submitting a draft Planning Proposal, Council is required to identify whether it wishes to Exercise Delegation (the Authorisation). Authorisation delegates the following plan making powers to Council:

- to make and determine not to make an LEP
- to defer inclusion of certain matters
- to identify which matters must be considered and which stages of the plan making process must be carried out again

At its meeting on 20 November 2012, Council resolved to formally accept the plan making delegations and delegate the plan making functions to the General Manager and Director Planning and Environment (now titled Director City Development).

On the grounds that the PPR is generally inconsistent within Ministerial Directions 1.1 and 3.1, it is recommended that Council not exercise the Authorisation in this instance.

#### **Conclusion**

The subject site has operated as an 18 hole golf course with an associated club house/reception centre following a development consent being issued by Council in February 1998. The site was unsuccessfully nominated in December 2011 under the previous NSW Government's Owner nominated sites program for residential development.

A previous Planning Proposal Request seeking approximately 529 - 569 lots was refused by Council in 2016.

The resubmitted Planning Proposal Request now seeks a substantially reduced development footprint, proposing a community titled development of up to 53 environmental living allotments whereby more than 50 per cent of the site would be zoned for public recreation or environmental conservation. With a total site area of 129.5 hectares, development would not exceed 2.5 dwellings per hectare.

On the grounds that the Local Planning Panel has provided advice that the Planning Proposal Request has (in part) site specific merit, it is recommended that Council endorse an application for Gateway Determination, noting that the proposal would represent a variation to Council's policy of urban containment.

In this instance, the variation is considered not unreasonable as the proposal is considered generally consistent with the Campbelltown Local Strategic Planning Statement commitment to support private and public management of the important scenic and cultural landscape. This would also form a workable alternative to the Water Canal which has been ruled out by Water NSW for public recreation.

## **Attachments**

8.1.1 Planning Proposal (contained within this report) [↓](#)

8.1.2 Planning Proposal Request - Due to size (86 pages)(distributed under separate cover)

Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015

MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL



## **Planning Proposal**

Macarthur Grange Golf Course

# **Proposed amendment of Campbelltown Local Environmental Plan 2015**

Pre Gateway Phase

June 2022

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015****MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL****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

GCC means Greater Cities 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

**Introduction/Background**

In 2011, the landowner nominated the site for urban development in accordance with the NSW Government's review of housing opportunities on landowner nominated sites (Potential Home Sites Program).

The site was omitted from further review by the Department of Planning and Infrastructure (now known as Department of Planning and Environment) in 2013, on the basis that the site was not suitable for development. Reasons included separation of the site, lack of utility supply and development pressures within the Scenic Hills.

Notwithstanding this outcome, the land owner made a Planning Proposal Request that was considered by Council at its Ordinary Meeting on 16 February 2016. The proposal sought approximately 529-569 residential allotments on land zoned mainly R2 Low Density Residential.

Council resolved to refuse the application for the following reasons:

- a. Inconsistency with Council's policy position on residential development within the Scenic Hills.
- b. Inconsistency with former Sydney Metropolitan Strategy – 'A Plan for Growing Sydney 2014'
- c. Inconsistency with the Ministerial Directions 2.1 Environmental Protection Zones and 7.1 Sydney Metropolitan Strategy
- d. Inconsistency with the former Campbelltown Local Environmental Plan – District 8 (Central Hills Lands) objectives

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

- e. Inconsistency with the zones and objectives of the CLEP 2015
- f. Inconsistency with the objectives of Campbelltown Local Planning Strategy 2013
- g. Fails to demonstrate how the visual impacts will be managed and minimised.

Council's resolution was based on its long standing policy position to protect the Scenic Hills, which first appeared in the 1973 Three City Structure Plan and remains in the current Greater Sydney Region Plan - A Metropolis of Three Cities.

In particular, the proposal was assessed to be inconsistent with a potential parkland/strategic link between the Western Sydney Parklands and the Australian Botanic Gardens at Mount Annan.

Although the proposal was accompanied by a Visual Impact Assessment, it did not consider the 'Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands' prepared in 2011 for Council by Paul Davies Pty Ltd, nor was a Visual Analysis Report prepared.

On 24 June 2020, a revised Planning Proposal Request was lodged by File Planning Pty Ltd on behalf of the land owner.

The PPR seeks to amend the Campbelltown Local Environmental Plan 2015 by:

- a) rezoning the site from C3 Environmental Management to a range of zones including C2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation
- b) amend the Minimum Lot Size from 100 ha to part 5,000 m<sup>2</sup>, 8 ha, 10 ha and 40 ha; and
- c) amend Schedule 1, Additional Permitted Uses for the land fronting Raby Road (existing clubhouse precinct) to support a future function centre, restaurant and café.

The supporting Concept Masterplan proposes approximately 53 Environmental Living lots within a community title setting, including a ridgetop open space system with walking and cycling trails and 2 'lookout/pocket' parks and supporting infrastructure and facilities.

The applicant argues the PPR would provide a public benefit via:

- a) preservation of the Scenic Hills via protection of ridges, important views and native vegetation through strategic bio-certification and a stewardship agreement;
- b) providing public access and the first stage of a walking trail that would connect the Western City Parklands to the Mt Annan Botanic Gardens; and
- c) provision of large lot, lifestyle homes that are currently under-represented in the LGA's planning.

The proposal is supported by the following technical studies:

- Urban Design Study (including visual assessment)
- Draft Site Specific Development Controls
- Ecological Assessment

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015****MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

- Riparian Assessment
- Traffic and Transport Assessment
- Aboriginal Heritage Assessment
- Contamination Assessment
- Servicing and Infrastructure Report

On 17 November 2020 and 17 May 2022, Councillors were briefed on the proposal and raised issues consistent with the previous reasons for refusal and concerns raised regarding the precedent the proposal would set should it proceed. A site visit was also held on 17 June 2022.

## **The Site**

The land subject to the PPR is identified as Macarthur Grange, Varroville and is known as Lot 3900, DP 1170905 and has an area of 129.5 ha. The land is located approximately eight kilometres west of the Campbelltown CBD and is bounded by Raby Road to the north and Gregory Hills Drive to the South. The land borders the Camden-Campbelltown Local Government Area boundary to the west and is situated within the Scenic Hills Protection Area.

The site is occupied by an operational golf course known as Macarthur Grange Golf Club which utilises approximately 71.9 ha of the 129.5 ha of the northern most land. The balance of the land comprises largely degraded Cumberland Plain vegetation and cleared low density grazing patches.

The immediate Raby Road frontage, extending to a depth of approximately 300 m is visible to varying degrees. Beyond this, the valley is less prominent, and is screened by vegetation and hidden by the variable topography.

The topography of land to the immediate west of the site forms a broad plateau which is located within the Camden Local Government Area and forms part of the South-West Growth Centre. Land within the growth centre has been developed for urban purposes with allotments ranging from 375 m<sup>2</sup> to 2 ha. The land immediately adjacent to the western boundary is proposed for 800 m<sup>2</sup> subdivision and is zoned C4 Environmental Living.

Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**



Figure 1 Location Map

## Part 1 – Objectives or Intended Outcomes

- (a) To establish a long term management arrangement for the site to provide certainty for the community regarding the future use of the land and the ongoing protection of this part of the Scenic Hills.

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

- (b) To ensure that future development within the site maintains the landscape character and scenic qualities of the Scenic Hills Landscape Unit
- (c) To ensure that future development within the site responds to the topography and the location of significant vegetation
- (d) To provide a mix of lot sizes, ranging from 0.5ha to 2.75ha, accommodating a diverse environmental / rural residential community within a neighborhood scheme
- (e) To provide potential for a range of uses on the land surrounding the golf club building including Function centre, restaurant and cafe
- (f) To provide for a north-south walking and cycle link through the Site connecting to existing cycle paths, potential future trails through the Scenic Hills and wider planned Sydney Green Grid projects
- (g) To provide a series of 'lookout parks' at key high points in the landscape connected by the walking and cycle path
- (h) To establish a Hilltop Conservation Area to protect and restore major areas of contiguous significant vegetation.

## **Part 2 - Explanation of provisions**

The Planning Proposal intends to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to:

- (a) rezone the site from C3 Environmental Management to a range of zones including E2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation.
- (b) Introduce a subdivision clause in Part 4 applying to Lot 3900 DP 1170905 to support subdivision in accordance with the *Community Land Development Act 1989* for a neighbourhood scheme, and each lot, other than a lot comprising neighbourhood property, to be created by the subdivision will have an area not less than 5,000 square metres and not exceed a density of 2.5 dwellings per hectare.
- (c) amend Schedule 1, Additional Permitted Uses for the land fronting Raby Road (existing clubhouse precinct) to support a future function centre, restaurant and café use.

## **Part 3 - Justification**

### **Section A - Need for the Planning Proposal**

#### **1. Is the planning proposal a result of any strategic study or report?**

No the proposal is an owner initiated Planning Proposal Request.

The protection of the Scenic Hills, and in particular its role as a scenic buffer between Liverpool and Campbelltown LGAs, has been a long held objective of Council and is formalised in various State and local government strategies including the Greater Sydney Region Plan, Western District Plan, Campbelltown LSPS and Local Housing Strategy.

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

**Table 1: Background Studies and Reports**

<b>Specialist Technical Studies</b>	<b>Author</b>	<b>Date</b>
Urban Design Study	Architectus Australia	9 June 2020
Draft Site Specific Development Controls	FPD Pty Ltd	28 May 2020
Ecological Assessment	EcoLogical Australia	3 June 2020
Riparian Assessment	EcoLogical Australia	28 May 2020
Bushfire Assessment	EcoLogical Australia	3 June 2020
Traffic Impact Assessment	The Transport Planning Partnership	25 May 2020
Aboriginal Heritage Assessment	EcoLogical Australia	28 May 2020
Contamination Assessment	Senversa	21 May 2020
Servicing and Infrastructure Report	Craig and Rhodes	25 May 2020

**2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

A Planning Proposal to amend Campbelltown Local Environmental Plan 2015 is the only relevant means of achieving the intended outcomes.

**Section B – Relation to Strategic Planning Framework**

**3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)**

**Greater Sydney Region Plan**

A Plan for Growing Sydney 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 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

An assessment of the Planning Proposal against the relevant Directions and Objectives of the GSRP is provided in table 2. The Planning Proposal is generally consistent with the GSRP particularly as the proposal seeks to ensure that development outcomes meet contemporary expectations.

**Table 2: Key Directions and Planning Priorities**

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<b>Infrastructure and Collaboration</b>			
A City Supported by Infrastructure			
<ul style="list-style-type: none"> <li>Infrastructure supports the three cities</li> <li>Infrastructure aligns with forecast growth - growth infrastructure compact</li> <li>Infrastructure adapts to meet future needs</li> <li>Infrastructure use is optimised</li> </ul>	<ul style="list-style-type: none"> <li>Planning for a city supported by infrastructure (W1)</li> </ul>	Yes	<p>The requisite social and physical infrastructure required to support the proposal have been identified and an outline strategy for their delivery provided, including the principles of a Voluntary Planning Agreement (VPA).</p>
A Collaborative City			
<ul style="list-style-type: none"> <li>Benefits of growth realised by collaboration of governments, community and business</li> </ul>	<ul style="list-style-type: none"> <li>Working through collaboration (W2)</li> </ul>	Yes	<p>The realisation of the revised vision underpinning the Planning Proposal will require collaboration with various government agencies, Council, the development sector and existing and envisaged community.</p> <p>As part of the Gateway Determination, Council would undertake public consultation to seek the views of relevant agencies and interested persons as discussed.</p>
<b>Liveability</b>			
A City of Great Places			
<ul style="list-style-type: none"> <li>Services and infrastructure meet communities' changing needs</li> <li>Communities are healthy, resilient and socially connected</li> <li>Greater Sydney's communities are culturally rich with diverse neighbourhoods'</li> <li>Greater Sydney celebrates the arts and supports</li> </ul>	<ul style="list-style-type: none"> <li>Providing services and social infrastructure to meet peoples changing needs (W3)</li> <li>Fostering healthy, creative, culturally rich and socially connected communities (W4)</li> </ul>	Yes	<p>The revised vision, planning controls and support infrastructure provide a template for people focused planning outcomes.</p> <p>Community infrastructure, business and retail facilities, access to diverse open space and transport means future residents would be capable of living a healthy, resilient and socially connected community.</p>

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
creative industries and innovation			
Housing in the City			
<ul style="list-style-type: none"> <li>Greater housing supply</li> <li>Housing is more diverse and affordable</li> </ul>	<ul style="list-style-type: none"> <li>Providing housing supply, choice and affordability, with access to jobs, services and public transport (W5)</li> </ul>	Yes	<p>The provision of larger environmental living lots would provide aspirational housing opportunities leverage off high amenity areas rural/environmental interfaces.</p> <p>This form of housing is unrepresented in Council's existing Local Housing Strategy.</p>
A City of Great Places			
<ul style="list-style-type: none"> <li>Great places that bring people together</li> <li>Environmental heritage is identified, conserved and enhanced.</li> </ul>	<ul style="list-style-type: none"> <li>Creating and renewing great places and local centres, and respecting the District's heritage (W6)</li> </ul>	Yes	<p>The proposal provides a balance between provision of a public space, ridgetop network, opportunity to manage environmentally sensitive land within managed community land.</p>
Productivity			
A Well Connected City			
<ul style="list-style-type: none"> <li>A metropolis of three cities - integrated land use and transport creates walkable and 30 minute cities</li> <li>The Eastern, GPOP and Western Economic corridors are better connected</li> </ul>	<ul style="list-style-type: none"> <li>Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City (W7)</li> </ul>	Yes	<p>The proposal would have limited traffic impact with conventional access onto Raby Road required via a two stage right turn solution, similar to the exiting Raby Road/Gledswood Hill Drive intersection.</p> <p>Zoning and dedication of a ridgetop open space network would support implementation of a regional recreation trail, connecting the Mt Annan Botanic Gardens with Western Sydney Parklands.</p>

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<ul style="list-style-type: none"> <li>and more competitive and efficient</li> <li>Freight and logistics network is competitive and efficient</li> <li>Regional connectivity is enhanced</li> </ul>			
<b>Jobs and Skills for the City</b>			
<ul style="list-style-type: none"> <li>Harbour CBD is stronger and more competitive</li> <li>Greater Parramatta is stronger and better connected</li> <li>Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City</li> <li>Internationally competitive health, education, research and innovation precincts</li> <li>Investment and business activity in centres</li> <li>Industrial and urban services land is planned, protected and managed</li> <li>Economic sectors are targeted for success</li> </ul>	<ul style="list-style-type: none"> <li>Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis (W8)</li> <li>Growing and strengthening the metropolitan city cluster (W9)</li> <li>Maximising freight and logistics opportunities and planning and managing industrial and urban services land (W10)</li> <li>Growing investment, business opportunities and jobs in strategic centres (W11)</li> </ul>	Yes	Significant local construction and maintenance employment opportunities will evolve.
<b>Sustainability</b>			
<b>A City in its Landscape</b>			
<ul style="list-style-type: none"> <li>The coast and waterways are protected and healthier</li> </ul>	<ul style="list-style-type: none"> <li>Protecting and improving the health and enjoyment of the</li> </ul>	Yes	The proposal seeks to retain significant vegetation both within individual lots for high value vegetation within a 24ha conservation

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<ul style="list-style-type: none"> <li>A cool and green parkland city in the South Creek corridor</li> <li>Biodiversity is protected, urban bushland and remnant vegetation is enhanced</li> <li>Scenic and cultural landscapes are protected</li> <li>Environmental, social and economic values in rural areas are protected and enhanced</li> <li>Urban tree canopy cover is increased</li> <li>Public open space is accessible, protected and enhanced</li> <li>The Green Grid links, parks, open spaces, bushland and walking and cycling paths</li> </ul>	<p>District's waterways (W12)</p> <ul style="list-style-type: none"> <li>Creating a Parkland City urban structure and identity with South Creek as a defining spatial element (W13)</li> <li>Protecting and enhancing bush land and biodiversity (W14)</li> <li>Increasing urban tree canopy cover and delivering Green Grid connections (W15)</li> <li>Protecting and enhancing scenic and cultural landscapes (W16)</li> <li>Better managing rural areas (W17)</li> <li>Delivering high quality open space (W18)</li> </ul>		<p>reserve.</p> <p>Future development would be supported by vegetation management plans which would identify opportunities to manage and enhance existing vegetation.</p> <p>The proposal will support the protection of the Scenic Hills by applying a development model which is compatible with the character of the Scenic Hills and will ensure its long term protection.</p> <p>The proposal will protect views of the Scenic Hills from the public realm through limiting development to large lots supporting modest dwellings nestled into the landscape allow the grassy paddocks and native vegetation to dominate views of the site. A visual impact analysis has been prepared which demonstrates that visual impacts will be minimal (see Section 9.3.1)</p> <p>The proposal maintains the values of the Metropolitan Rural Area by protecting biodiversity and the rural character of the Scenic Hills. The proposed large residential lots provide an alternative housing form whilst maintaining potential for small scale agricultural pursuits.</p> <p>The proposal for C4 Environmental Living lots is considered a form of rural living, being for large environmental / rural residential lots ranging from 5,000 to 2.75ha (1.3ha average lot size).</p>
<b>An Efficient City</b>			
<ul style="list-style-type: none"> <li>A low carbon city contributes to net-zero emissions by 2050 and mitigates climate change</li> </ul>	<ul style="list-style-type: none"> <li>Reducing carbon emissions and managing energy, water and waste efficiently (W19)</li> </ul>	Yes	<p>The proposal would provide a highly permeable and accessible network to support public transport and healthy lifestyles.</p> <p>Water management would be addressed by private stormwater management and implementation of</p>

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<ul style="list-style-type: none"> <li>Energy and water flows are captured, used and re-used</li> <li>More waste is re-used and recycled to support the development of a circular economy</li> </ul>			<p>BASIX requirements at the dwelling construction stage.</p> <p>Measures to minimise adverse potential urban heat island impacts would be addressed in site specific development controls, such as building material reflectivity and tree planting requirements.</p>
A Resilient City			
<ul style="list-style-type: none"> <li>People and places adapt to climate change and future shocks and stresses</li> <li>Exposure to natural and urban hazards is reduced</li> <li>Heatwaves and extreme heat are managed</li> </ul>	<ul style="list-style-type: none"> <li>Adapting to the impacts of urban and natural hazards and climate change (W20)</li> </ul>	Yes	<p>Appropriate flood and bushfire hazard management strategies underpin the proposal and opportunities to proactively address potential urban heat island impacts.</p>

### **Western City District Plan - Connecting Communities**

The Western City District Plan (the District Plan) sets out more detail with respect to the anticipated growth in housing and employment in the Western District and amongst other things, is intended to inform the assessment of planning proposals.

The Plan reinforces the Greater Sydney Region Plan Actions of maintaining and enhancing the Metropolitan Rural Area and limiting urban development to the Urban Area.

The key actions relating to the site are set out within Planning Priority 16 Protecting and enhancing scenic and cultural landscapes and Planning Priority 17: Better managing rural areas. The Plan highlights that scenic landscapes within the Western District, including the Scenic Hills between Campbelltown and Camden, create a distinct setting for neighbouring urban communities.

The Plan also sets out the following in relation to rural residential development under Planning Priority 17: Better managing rural areas:

*Limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area. This could include the creation of protected biodiversity corridors, buffers to support investment in rural industries and protection of scenic landscapes.*

## Proposed Amendment to Campbelltown Local Environmental Plan 2015

## MACARTHUR GRANGE GOLF COURSE PLANNING PROPOSAL

The proposal for the site has been designed to be directly in alignment with the Plan and it seeks to facilitate the long term protection of a component of the Scenic Hills.

### Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) 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.

A statement of consistency with the LSPS is summarized below:

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, environmentally sensitive lands and the Metropolitan Rural Area (MRA).	<p>The Scenic Hills Protection area (SHPA) was recognised by the 1973 Three City Structure Plan and provides limited access to the public due to being held in fragmented private ownership. The role of the SHPA is to provide a buffer to urban development areas of Campbelltown, Camden and Liverpool.</p> <p>In 2007, the NSW Government gazetted the South West Growth Centre which includes the now developed estates of Gregory Hills, Gledswood Hills within the Camden LGA, and Willowdale within the Campbelltown LGA. These estates have been constructed on the western plateau lands of the Scenic Hills landscape which is considered to have eroded the concept in that area.</p> <p>Notwithstanding, the Scenic Hills still perform an important landscape function and structural element in the relationship with and providing a distinct difference between Camden and Campbelltown LGAs. The Scenic Hills in the Campbelltown LGA are highly undulated and form a significant buffer between the 2 areas (Kearns and Gregory Hills).</p> <p>The PPR argues that this function could still be preserved if sensitively managed to ensure that development is limited to specific pockets of land that:</p> <ul style="list-style-type: none"> <li>• are not visible along key view lines</li> <li>• preserve ridge lines</li> </ul>

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

	<ul style="list-style-type: none"> <li>• support public access and connectivity to regional attractions; and</li> <li>• manage environmental attributes with no cost to Council</li> </ul> <p>Planning Priority 17 and Objective 29 of the WCDP provides for the limited consideration of rural residential development 'where there are no adverse impacts on the amenity of the local area and development provides incentives to maintain and enhance the environmental, social and economic values of the MRA'.</p> <p>The proposed development of large lot housing on land zoned C4 Environmental Living could be considered a form of rural-residential development as envisaged by the WCDP. Similar forms of community title subdivision exist other MRA lands within the Sydney Metropolitan Area.</p> <p>The applicant's Urban Design Study, which includes a Visual Impact Assessment of important views from Council's Scenic Hills Visual Study, suggests that future dwellings would not be visible from important view corridors.</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>Areas of environmental significance could be protected through bio-certification and a stewardship agreement within a community titled scheme without any financial cost to the wider Campbelltown community.</p> <p>The stewardship agreement would provide an ongoing funding source for the revegetation, management and conservation of the site, with management of the scheme to be administered by the Community Association. This would ensure individual allotments are not required to manage vegetation.</p>
5.1: Work in partnership with stakeholders to investigate the possibility of connecting the Western Sydney Parklands to include the Scenic Hills, the Australian Botanic Garden and open space areas along the Nepean River	<p>The WCDP proposes a blue-green grid from the Western Sydney Parklands to the Mount Annan Botanic Gardens along the State heritage listed, Sydney Upper Water Canal.</p> <p>Public access to the Scenic Hills is currently very limited, with potential public recreation opportunities limited to Council's Varroville Reserve, or by the authority of existing land owners like those that own the Macarthur Grange.</p> <p>The applicant proposes to address this action by including a walking trail with 2 lookout parks that would provide the first part of a potential linkage from the Western City Parklands to the Mt Annan Botanic Gardens.</p> <p>This outcomes would form part of a voluntary planning agreement to construct and dedicate the land to Council.</p>

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

<p>5.6: Work in collaboration with relevant stakeholders to review and implement the recommendations of the Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands study</p>	<p>The Draft Visual and Landscape Analysis of the Scenic Hills and the East Edge Scenic Protection Lands were considered by Council at its meeting on 18 October 2011, where the Study was adopted as an important contributory element to the preparation of Draft CLEP 2014 (then known as Draft CLEP 2013).</p> <p>The subject site was included in the report entitled "Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands" prepared in 2011 for Council by Paul Davies Pty Ltd in association with Geoffrey Britton (the Visual Study).</p> <p>It is part of Unit 2 (E-LU2) in the Visual Study which is described as playing 'a critical role in defining many of the Campbelltown LGA's most significant historic and contemporary views.' The golf course part of the subject site is described as a 'valley with high scenic quality' while the remainder of the site is described as containing 'high quality hidden valleys'.</p> <p>Although the Planning Proposal Request has undertaken a view assessment from prominent viewpoints looking towards the site, it largely discounts the visual importance of the valley in favour being a development opportunity.</p> <p>Since drafting of this plan, urban encroachment has altered the setting of the landscape and may justify a revision of this principle such that preservation of the important external views are maintained.</p>
<p>5.11 Promote community management of scenic and cultural landscapes in the LGA</p>	<p>The proposal would provide for both private and public management of the important scenic and cultural landscape.</p>
<p>5.22 Investigate the active transport and recreational potential of the Prospect Canal as a major regional connection from Prospect Reservoir to the coast, in consultation with WaterNSW, other relevant Government departments and agencies, and adjoining councils</p>	<p>Informal advice from WaterNSW indicates that community access to the Canal for recreation uses is unlikely given risk associated with the protection of the water supply and user safety. Exclusion fencing of the Canal currently exists in housing estates such as the Willowdale development, where access is not permitted.</p> <p>The current proposal provides an opportunity to achieve a similar outcome on land that would, after dedication in accordance with the proposed VPA, be under the care and control of Council.</p> <p>Community access would provide significant public benefit via the provision of a recreation activity not currently available. Access to ridges and scenic locations is not currently available and would provide an important first step in implementing a connection from the Mount Annan Botanic Gardens to the Western Sydney Parklands.</p>

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

6.20: Retain agricultural opportunities in the Scenic Hills, Kentlyn and Wedderburn, and support opportunities to enhance and grow these opportunities	Generally the land within the Scenic Hills tends to have low agricultural potential due to its relative steepness and associated shallow and highly erodible soils. The more productive 'valley floor' of the site is particularly limited in scale and would not support an economic agricultural use.
6.23: Investigate opportunities for agri-tourism and related pursuits in the Scenic Hills	Agri-tourism would generally be unsuitable for the site given its topography, poor soils, limited size and nearby urban uses.

**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. A summary of the existing planning framework and proposed amendment are discussed below:

**Table 3: Campbelltown Local Environmental Plan 2015 Proposed Amendments**

CLEP 2015 Current	Proposed Amendment
<b>Mapping</b>	
<b>Zoning</b> The subject site is zoned E3 Environmental Management	The Planning Proposal seeks to rezone the site from C3 Environmental Management to a range of zones including C2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation as shown in Attachment 1.
<b>Minimum Lot Size</b> The current minimum lot size is 100ha.  Given the subject site is 129.5 hectares and is currently one lot no further subdivision potential exists.	The Planning Proposal seeks to implement the subdivision as a Neighbourhood Scheme. Therefore an amendment of the Lot Size Map to support minimum 5,000m <sup>2</sup> lots is not required.

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

CLEP 2015 Current	Proposed Amendment
<p><b>Building Height</b></p> <p>The current Height of Building Map is 9m.</p>	<p>The height of buildings limit of 9 m remains consistent with the existing residential development of Kearns, Eschol Park and Eagle Vale.</p> <p>Although there is scope to restrict the RL's to cater for single story development, it may result in further earthworks to establish larger building platforms and should be further investigated.</p>
<p><b>Land Reservation</b></p> <p>The land reservation map identified land required for a public purpose such as open space roads and utilities.</p>	<p>The Planning Proposal seeks to update the Land Reservation Acquisition Map based on the updated Land Zoning Map, where land reserved exclusively for a public purpose being open space.</p>
<b>Clauses</b>	
<p>Clause 4, Principle Development Standards</p> <p>Clause 4.1AA Minimum subdivision lot size for community title scheme applies in the case of land developed under the Community Land Development Act.</p> <p>Clause 4.1AA (3) requires the size of any lot resulting from subdivision (other than association property) not be less than the minimum on the Lot Size Map.</p> <p>To ensure that only a Neighbourhood scheme is developed on the land, it is proposed to amend the clause to insert a new part</p>	<p>To ensure that only a Community Title Subdivision would be permissible, an amendment of Clause 4.1AA is proposed as follows:</p> <p>Insert after 4:</p> <p>(5) This clause applies to development on Lot 3900, DP 1170905, Varroville.</p> <p>(a) Despite subclause 3, the consent authority may grant development consent for the subdivision of land to which this clause applies, only if the land is subdivided in accordance with the <i>Community Land Development Act 1989</i> for a neighbourhood scheme, and each lot, other than a lot comprising neighbourhood property, to be created by the subdivision will have an area not less than 5,000 square metres and not exceed a density of 2.5 dwellings per hectare.</p>
<p>Schedule 1 Additional Permitted Uses</p>	<p>Inclusion of the following uses in Schedule 1 as permissible with consent over the 6ha club house, neighbourhood property lot:</p> <ul style="list-style-type: none"> <li>• Function centre</li> <li>• Restaurant or cafe</li> </ul>

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

**Campbelltown (Sustainable City) Development Control Plan, 2015**

The Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP) provides development guidelines and site specific controls to support the delivery of CLEP 2015.

Progression of the Planning Proposal would require a new Part to Volume 2 of the CSCDCP.

**Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?**

**Campbelltown Community Strategic Plan – Campbelltown 2027**

The Campbelltown City Community Strategic Plan (CSP) is a ten (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 Planning Proposal is consistent with the CSP and will specifically facilitate delivery of the key outcomes as detailed below.

**Table 4: Consistency with Campbelltown Community Strategic Plan**

CSP Outcome	Statement of Consistency
Outcome 1	
A vibrant, liveable city	<ul style="list-style-type: none"> <li>The community will be afforded the opportunity to review the Planning Proposal and engage at key stages in the decision-making process.</li> <li>The proposal seeks to establish a framework to inform the future review of the CLEP support private and public management of the important scenic and cultural landscape.</li> <li>Provides for housing choice and diversity not otherwise delivered by the Local Housing Strategy.</li> </ul>
Outcome 2	
A respected and protected natural environment	<ul style="list-style-type: none"> <li>The proposal seeks to preserve areas of critically endangered ecological communities with stewardship sites as part of a strategic bio-certification of the land.</li> </ul>
Outcome 3	
A thriving, attractive city	<ul style="list-style-type: none"> <li>Delivery of infrastructure would be supported by an offer to enter into a voluntary planning agreement.</li> </ul>
Outcome 4	

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

CSP Outcome	Statement of Consistency
A successful city	<ul style="list-style-type: none"> <li>The proposal seeks to implement a ridgetop open space system with walking and cycling trails and 2 'lookout/pocket' parks and supporting infrastructure and facilities, which could form first stage of a walking trail that would connect the Western City Parklands to the Mt Annan Botanic Gardens.</li> </ul>

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

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

**Table 5: Consistency with State Environmental Planning Policy**

Table 7		
Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
<b>SEPP (Biodiversity and Conservation) 2021</b>		
Vegetation in Non Rural Areas	N/A	<p>Not applicable.</p> <p>The planning proposal does not propose the removal of trees or seek approval for the removal of any trees.</p> <p>The proposal has been developed with a view to retaining native vegetation where possible. The relevant provisions of the SEPP will need to be addressed at DA stage.</p>
Koala Habitat Protection		<p>The aim of Chapter 4 Koala habitat protection 2021 is to encourage the conservation and management of areas of natural vegetation that provide habitat for Koalas.</p> <p>Koalas have not previously been identified on the site; however the site includes vegetation identified by the SEPP as being potential Koala habitat.</p> <p>On 30 July 2020, the Department of Planning granted approval of Council's Comprehensive Koala Plan of Management (CKPoM) under Clause 17 of the Koala SEPP.</p> <p>Consistent with the requirements of this Plan, a Vegetation Assessment Report is be required to assess whether</p>

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

		<p>future development envisaged under the Planning Proposal would adversely impact on core or potential koala habitat.</p> <p>This matter would be capable of being addressed prior to or as a condition of Gateway Determination.</p>
Georges River Catchment	Yes	<p>Chapter 11 Georges River Catchment seeks to manage development within Georges River Catchment to ensure its environmental qualities are maintained. It sets out aims, objectives and planning principles which relate to the management of the Georges River Catchment.</p> <p>Waterways on site are upper tributaries in the Georges River catchment. A Riparian Assessment has been prepared by Ecological Australia to ground truth riparian corridors within the site and identify riparian corridors that require retention and protection through the establishment of riparian buffers. The recommendations of the assessment have been incorporated in the Indicative Master Plan ensuring that the aims, objective and planning principles of Chapter 11 of the SEPP can be met. Further detail on the management of stormwater and water sensitive urban design would be provide at development application stage.</p>
SEPP (Resilience and Hazard) 2021		
Remediation of Land	Yes	<p>Chapter 4 Remediation of Land introduces planning controls for the remediation of contaminated land. The policy states that the planning authority must consider whether the land is contaminated, and if so that the land is suitable in its contaminated state for the permitted uses in the zone, or that the land requires remediation before the land is developed for that purpose. A Preliminary Site Investigation was undertaken by Senversa to assess the likelihood of contamination and consider whether additional assessment or remediation would be required.</p> <p>Senversa considers that the site is likely to be suitable for the proposed use and that should any contamination be</p>

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

		identified during redevelopment of the site, including the presence of asbestos in buried services, then it should be assessed in-line with relevant guidelines at that time.
SEPP (Transport and Infrastructure) 2021	N/A	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	Yes	State Environmental Planning Policy (BASIX) 2004 (SEPP BASIX) requires all future residential developments to achieve mandated levels of energy and water efficiency, as well as thermal comfort. BASIX Certificates are included as part of future DAs to demonstrate compliance with SEPP BASIX requirements.

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

The Planning Proposal is either considered consistent, justifiably inconsistent or the inconsistency is of minor significance with the applicable Ministerial Directions (S9.1 directions). See Table 6 for an assessment of the proposal against the S9.1 Ministerial Directions.

**Table 6: Consistency with Ministerial Directions**

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
<b>Focus Area 1 – Planning Systems</b>		
<b>1.3 Approval and Referral Requirements (previously 6.1)</b>		
The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Yes	The planning proposal does not contain provisions requiring concurrence or referral for future development applications.
<b>1.4 Site Specific Provisions (previously 6.3)</b>		
The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls	Yes	The planning proposal includes site specific subdivision controls to ensure the land is only capable of subdivision in accordance with the <i>Community Land Development Act 1989</i> for a neighbourhood scheme.
<b>1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b>		
The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.	N/A	The Proposal is not included in the Greater Macarthur Urban Renewal Corridor
<b>1.14 Implementation of Greater Macarthur 2040</b>		

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

The objective of this direction is to ensure that development within the Greater Macarthur Growth Area is consistent with <i>Greater Macarthur 2040</i> dated November 2018.	N/A	The Proposal is not identified in the urban renewal corridor or land release area structure plans.
<b>Focus Area 3 – Biodiversity &amp; Conservation</b>		
The Principles for Natural Environment & Heritage recognise the fundamental importance of protecting, conserving and managing NSW's natural environment and heritage. They help balance the needs of built and natural environments, respecting both the innate and economic value of the state's biodiversity and natural assets.		
<b>3.1 Conservation Zones (previously 2.1 Environment Protection Zones)</b>		
The objective of this direction is to protect and conserve environmentally sensitive areas.	No, but inconsistency justified	<p>The direction requires that a Planning Proposal must:</p> <ul style="list-style-type: none"> <li>include provisions that facilitate the protection environmentally sensitive areas</li> <li>not reduce the environmental protection standards for land within an environment protection zone (including by modifying the standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 Rural Lands.</li> </ul> <p>A proposal may be inconsistent with this direction if the Secretary of DPE (or delegate) is satisfied that it is justified by a study prepared in support of the planning proposal that gives consideration to the objectives of the direction, being to protect and conserve environmentally sensitive areas.</p> <p>Inconsistency with the direction is considered appropriate given that the proposal would retain the site within an environmental protection zone (C4/C2 rather than C3), noting that the C2 zone provides a higher level of protection than the existing zone.</p> <p>Further, the proposal is supported by an ecological study which demonstrates that the proposal would protect and enhance environmentally sensitive</p>

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

		areas on the site under a future strategic biodiversity certification application or BDAR given the existing holding is a single lot.
<b>3.2 Heritage Conservation (previously 2.3)</b>		
The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Yes	<p>This direction sets out that a planning proposal must contain provisions that facilitate the conservation of Aboriginal objects or places that are protected under the <i>National Parks and Wildlife Act 1974</i>.</p> <p>The site does not include any recorded Aboriginal heritage items. An Aboriginal Heritage Due Diligence Assessment has been prepared which identified areas of high and moderate archaeological potential.</p> <p>The assessment concluded that where areas of moderate and high archaeological potential would be impacted by future development, further assessment would be required at Development Application stage in the form of an Aboriginal Cultural Heritage Assessment (ACHA), which would include Aboriginal community consultation.</p>
<b>Focus Area 4 – Resilience &amp; Hazards</b>		
The Principles for resilience and Hazards aim to improve responses to natural and development-related hazards, and climate change. They support methods to consider and reduce risk. The principles promote healthy, resilient and adaptive communities, urban areas and natural environments.		
<b>4.1 Flooding – (previously 4.3)</b>		
<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>, and</li> <li>ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</li> </ul>	N/A	The site is not identified in the Campbelltown LEP as being flood prone.
<b>4.3 Planning for Bushfire Protection (previously 4.4)</b>		

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>• protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</li> <li>• encourage sound management of bush fire prone areas.</li> </ul>	Yes	<p>This direction applies to a planning proposal in proximity to bushfire prone land. It requires consultation with the NSW Rural Fire Service (RFS) following a Gateway decision and prior to public exhibition.</p> <p>The direction sets out requirements to ensure that bushfire hazard is appropriately managed.</p> <p>A Bushfire Assessment has been prepared to support the Planning Proposal. Further consultation with RFS would be undertaken prior to, or as a condition of Gateway Determination and prior to public exhibition.</p>
<b>4.4 Remediation of Contaminated Land (previously 2.6)</b>		
<p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities. (NB: <i>In order to meet the requirements of this Direction every site-specific Planning Proposal must include a Preliminary Site Inspection report.</i>)</p>	Yes	<p>The planning proposal is supported by a Preliminary Site Investigation undertaken by Senversa which assessed the likelihood of contamination and consider whether additional assessment or remediation would be required.</p> <p>The assessment concluded that the site is likely to be suitable for the proposed use and that should any contamination be identified during redevelopment of the site, including the presence of asbestos in buried services, then it should be assessed in-line with relevant guidelines at that time.</p>
<b>4.5 Acid Sulphate Soils (previously 4.1)</b>		
<p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	N/A	<p>The site is not identified in Campbelltown LEP as being subject of acid sulfate soils.</p>
<b>4.6 Mine Subsidence &amp; Unstable Land (previously 4.2)</b>		
<p>The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</p>	N/A	<p>The site is not within a Mine Subsidence District.</p>
<b>Focus Area 5 – Transport &amp; Infrastructure</b>		
<p>The Principles for Transport &amp; Infrastructure support innovative, integrated and coordinated transport and infrastructure, that is well-designed, accessible and enduring. They seek to optimise public benefit and value by planning for modern transport</p>		

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

and infrastructure in the right location and at the right time.		
<b>5.1 Integrating Land Use and Transport (previously 3.4)</b>		
<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> <li>improving access to housing, jobs and services by walking, cycling and public transport, and</li> <li>increasing the choice of available transport and reducing dependence on cars, and</li> <li>reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</li> <li>supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight.</li> </ul>	Yes	<p>The direction requires the consideration of the principles of Integrating Land Use and Transport as outlined in key polices and guidelines.</p> <p>The site has good accessibility to a range of services and facilities, with an appropriate level of access to transport for a rural residential style development.</p>
<b>5.2 Reserving Land for Public Purposes (previously 6.2)</b>		
<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>facilitate the provision of public services and facilities by reserving land for public purposes, and</li> <li>facilitate the removal of reservation</li> </ul>	Yes	<p>A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Secretary of DPIE (or delegate).</p> <p>The proposal includes land proposed to be zoned RE1 Public Recreation. This would be subject to further discussion with Council prior to finalisation of the Planning Proposal.</p>
<b>Focus Area 9 – Primary Production</b>		
<p>The Principles for Primary Production support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.</p>		
<b>9.2 Rural Lands (Previously 1.5)</b>		
<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>protect the agricultural production value of rural land,</li> <li>facilitate the orderly and economic use and</li> </ul>	Yes	<p>The planning proposal is consistent with the requirements of this direction as summarised below:</p> <ul style="list-style-type: none"> <li>Although the proposal is</li> </ul>

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

<p>development of rural lands for rural and related purposes,</p> <ul style="list-style-type: none"> <li>• assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,</li> <li>• minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,</li> <li>• encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land,</li> <li>• support the delivery of the actions outlined in the NSW Right to Farm Policy.</li> </ul>		<p>generally inconsistent with the relevant regional and district plans and the Campbelltown LSPS, the site is does not have any significance in terms of agricultural and primary production, given the current use as a golf course and vacant land subject of minor and intermittent grazing.</p> <ul style="list-style-type: none"> <li>• Further it does not create any land use conflict, as it is not located adjacent to any significant agricultural land uses, and is largely located between existing and planned residential areas. Further, the site is not identified as State significant agricultural land.</li> <li>• Environmental values on the site are proposed to be protected, including important views and landscapes, biodiversity, native vegetation, cultural heritage and water resources.</li> <li>• The natural and physical constraints of the land have been considered and incorporated into the Indicative Master Plan that would form part of a future site specific DCP.</li> <li>• The proposal is for environmental / rural residential purposes. It is appropriately located within close proximity of centres and accessible to a range of services and infrastructure.</li> </ul> <p>The site is also able to be serviced by utility infrastructure. The proposal contributes to the housing diversity in the local area by providing supply of large residential lots with a range of sizes, whilst protecting the character and values of the scenic hills.</p>
---	--	---

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015****MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL****Section C – Environmental Social or Economic impact****6. 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?**

A Flora and Fauna Assessment has been prepared by Ecological Australia to support the Planning Proposal.

The Assessment included targeted surveys across the site which identified a range of ecological values, including:

Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest which is critically endangered under the Biodiversity Conservation Act 2016 (BC Act) and Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) which was identified as corresponding to Plant Community Type 850 (PCT 850) being Cumberland Plain Woodland.

River-flat Eucalypt Forest which is endangered under the BC Act and nominated for listing under the EPBC Act, which was identified as corresponding to Plant Community Type 835 (PCT 835).

Large areas of the site were identified as cleared or exotic vegetation, along with a small area of *Phragmites australis* and *Typha orientalis* coastal freshwater wetlands of the Sydney Basin Bioregion – Artificial wetland which is not listed under the BC Act or EPBC Act.

For the Cumberland Plain Woodland, vegetation of good, moderate and poor condition was identified as well as areas of derived native shrublands and derived native grasslands. Whilst the shrublands and grasslands lack canopy trees, and in the case of grasslands lack midstorey vegetation, they are classified as Cumberland Plain Woodland and protected under the BC Act. The Cumberland Plain Woodland is largely located in the southern section of the site and along the ridgelines to the north.

River-flat Eucalypt Forest was identified as being poor quality, and is predominantly located along the riparian areas through the centre of the northern section of the site.

The applicant has foreshadowed an application for strategic biodiversity certification should the proposal be supported.

Since lodgement of the PPR, Council's Comprehensive Koala Plan of Management was endorsed by the Department of Planning and Environment on 30 July 2020. Therefore, this would require the applicant to undertake a Vegetation Assessment Report to identify the location and diameter at breast height (dbh) of koala feed trees greater than 200mm and to maximize their retention in the zoning scheme.

**7. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015****MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL***Visual Impact*

The proposal seeks to retaining the rural and landscape character of the Scenic Hills by restricting development to large environmental / rural residential lots with modest dwellings nestled into the landscape allowing the grassy paddocks and native vegetation to dominate views of the site. This will significantly minimise visual impacts from the surrounding area as well as from proposed public domain areas within the site.

A Visual Impact Assessment has been prepared which forms part of the proponent's Urban Design Report which considered the visual impact of the proposal from five viewpoints which were selected based on the views identified in the 'Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands' report (October 2011), as well as their relative importance and likelihood to be of value to the wider landscape.

The views of the site from Sommes Place and Canadian Place within residential areas to the east, and Raby Road looking along the eastern site boundary were identified as having negligible impacts due to the site topography and exiting vegetation. From these viewpoints the development would sit below the ridgeline, and would be screened by existing vegetation.

The view from Raby Road fronting the north of the site was identified as having a moderate impact noting that while the proposal does obstruct some elements of the existing view along the valley, the proposal is predominately screened by vegetation and with the low building height and wide building separation, decreases the impact of the view. It was considered that these impacts could be mitigated through future landscape planting along the boundary edge that interfaces with Raby Road, as well as the re-vegetation of the existing riparian corridor, to provide an additional level of screening to the built form and retain the landscape character.

The view from Gregory Hills Drive to the south of the site was identified as having low to moderate impact, noting that the proximity of the view to the proposal means it is apparent, however due to the existing vegetation, the topography sloping down to the southern corner, and the proposed built form keep away from the ridgeline, the distance views looking north over the Scenic Hills will not be obstructed. It was considered that these impacts could be mitigated through future landscape planting along the boundary edge that interfaces with Gregory Hills Drive to provide an additional level of screening to the built form and retain the landscape character.

It is considered that the visual impacts of the proposal for the views investigated are generally acceptable and could be further mitigated through landscape planting. However, as a condition of future Gateway Determination, a further assessment of more distant views from the eastern edges of the city to the 'southern point' of the site be undertaken.

*Scenic Hills*

Council's long term strategic direction is for the ongoing protection of the Scenic Hills. Although the Campbelltown Local Planning Strategy 2014 identified opportunity for limited development in the Scenic Hills to provide for the ongoing protection of this area, this policy position has since been superseded by the Local Strategic Planning Statement and Local Housing Strategy.

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015****MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

The Western District Plan also highlights that limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area, including the protection of scenic landscapes.

The proponent's PPR suggests that the ongoing protection of the scenic hills requires a sustainable development model. The PPR suggests the most appropriate model would be low density rural-residential development that protects the scenic values of the site, while allowing limited development that would not compromise these values.

The proponent's Urban Design Study includes an analysis to show the effect of applying the principles to the wider Scenic Hills. The analysis indicates potential for less than 600 dwelling lots over 1,500 hectares. Under a 'worst case scenario' there would be one dwelling to every 2.5ha. The analysis demonstrates that such a development pattern would have minimal impact on the scenic and rural values of this area.

Under a 2.5ha dwelling model, Council officer review indicates that significantly fewer dwelling lots would be possible due to few areas in the scenic hills being representative of "hidden valleys". In this regard, it is recommended that a detailed view-shed analysis of the scenic hills be undertaken as a condition of Gateway Determination to demonstrate which areas also share similar values to the current proposal.

Despite concerns about precedent, future public access to the Scenic Hills by providing access to green connections between the Western Sydney Parklands to the north and the Mount Annan Gardens to the south will require a bespoke planning strategy to support implementation.

Council has separately commissioned a study to investigate a future potential open space network that could support this outcome.

*Riparian*

The proponent has submitted a Riparian Constraints Assessment, prepared by Ecological Australia, to confirm the current condition of waterways within the site and requirements for riparian corridors. The assessment considers the regulatory framework of the Water Management Act 2000 and the Guidelines for Controlled Activities on waterfront land—Riparian corridors (2018) published by the Natural Resources Access Regulator (NRAR).

The assessment identified 21 first-order and three second-order creeks within the site, along with a number of man-made dams. The riparian vegetation was identified as highly modified within the golf course, and as predominantly native species with exotic species scattered throughout for the southern extent of the site.

The assessment concluded that the 13 first order creeks, including 12 within the highly modified golf course area, did not meet the definition of a river under Water Management Act 2000, as they had no defined bed and banks. Further, there were three additional

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015****MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

creeks which had no defined bed or banks upstream of the mapped dam. The assessment recommends that NRAR be engaged to support the removal of these creeks, which would remove the need to address these areas as waterfront land under the Water Management Act 2000.

For waterways that meet the definition of a river, the NRAR Guidelines outline the need for a Vegetated Riparian Zone (VRZ) adjacent to the channel to provide a transition zone between the terrestrial environment and watercourse. The VRZ is required to be established is as follows:

- 10m on each side the creek for first-order waterways
- 20m on each side the creek for second-order waterways

The NRAR Guidelines allow for non-riparian uses within the outer 50% of the VRZ as long as compensation (1:1 offset ratio) is achieved within the site. The inner 50% of the VRZ must be fully maintained and vegetated with native riparian species.

The Riparian Assessment included an analysis of the Indicative Planning Proposal which concluded that the proposal appropriately addresses the protection of riparian corridors and the establishment of appropriate Vegetated Riparian Zones, including through the application of the offsetting approach outlined above.

Further consultation with NRAR would be carried following a Gateway decision on the proposed approach to managing riparian corridors and to seek support for removal of creeks where appropriate.

#### *Bushfire*

The placement of dwellings downslope from remnant vegetation has resulted in easier management conditions than would have otherwise been the case. The site has also very low population density comparable to the surrounding area. A Bushfire Opportunities and Constraints Assessment has been prepared by Ecological Australia (Appendix E), which has considered the proposal against Planning for Bushfire Protection 2019.

The assessment identified suitable asset protection zones (APZs) from existing vegetation to be retained and areas of the site to be revegetated such as the riparian corridors. The recommended APZs vary from 12m to 25m for residential uses and from 50m adjacent to the hotel / function centre which is identified as a Special Fire Protection Purposes. The recommended APZs based on the Indicative Master Plan are shown at Figure 24 and Figure 25 of the proponents PPR.

The assessment also considered access arrangement to the site in the event of a bushfire and noted that the access / egress arrangements and the design of internal roads and property access will need to be further addressed at the DA stage. In particular, it noted that a secondary access / egress would be necessary. There are a number of opportunities to provide secondary access / egress to and from the site either as permanent or emergency arrangement via Badgally Road and/or Gledswood Hills Road, as shown on the

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

proponents PPR - Indicative Master Plan (Figure 10). This will be further considered at the DA stage.

The assessment also highlighted potential non compliances with Planning for Bushfire Protection 2019 including the absence of a perimeter road and a number of dead end roads which exceed 200m in length. The assessment notes that performance solutions may exist and would need to be negotiated with the NSW Rural Fire Service (RFS) through a Bush Fire Design Brief. The road layout is indicative only and room for variation exists at a more detailed planning stage.

Consultation would be carried out with RFS prior to, or as a condition of Gateway Determination based on the advice of DPE with the objective of identifying an appropriate bushfire access solution which provides safe access to the site without the need to provide an excessive road network requiring extensive earthworks and being potentially incompatible with the rural and landscape character of the Scenic Hills.

*traffic*

The applicant has commissioned a traffic study to address future traffic or parking implications in respect of the PPR.

The results of this survey informed a SIDRA traffic model to calculate existing and future level of service (LoS) at the entry intersection as summarised below:

Intersection Conditions	Level of Service	
	AM Peak	PM Peak
Current Operating Conditions	D	F
Post Development Operating Conditions	F	E
Proposed Right Turn Treatment	B	B

Note. LoS is depicted on a sliding scale from A – Good Operation to F- Unsatisfactory with excessive queuing.

To achieve a future level of service 'B', the applicant has proposed a two stage right turn solution, similar to the exiting Raby Road/Gledswood Hill Drive intersection. Opportunity may also exist to provide a connection to Badgally Road subject to approval from the adjoining land owner and requirements of the NSW Rural Fire Service.

The cost of any intersection improvements would be responsibility of the applicant.

*Aboriginal heritage*

An Aboriginal Heritage Due Diligence Assessment has been prepared by Ecological Australia. The applicant has undertaken a search of the Aboriginal Heritage Information Management System which highlighted that no Aboriginal sites have previously been recorded in the study area. Based on a site inspection, desktop research and mapping of

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015****MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

the site, the assessment identified several areas of high and moderate archaeological potential, predominantly located in the southern half of the site as illustrated in Figure 26 of the proponents PPR.

The assessment concluded that where areas of moderate and high archaeological potential would be impacted by future development, further assessment would be required at Development Application stage in the form of an Aboriginal Cultural Heritage Assessment (ACHA), which would include Aboriginal community consultation. The ACHA would be used to support a future Aboriginal Heritage Impact Permit application if Aboriginal sites cannot be avoided.

The assessment also recommended that areas possessing archaeological potential should be considered for conservation where possible, and that an Aboriginal heritage management plan should be developed for the long-term management for the conservation areas.

The two areas of high archaeological potential are located within the proposed Hilltop Conservation Area and therefore would be unlikely to be impacted. Where areas of moderate archaeological potential are impacted an ACHA would be prepared at development application stage.

*Contamination*

A Preliminary Site Investigation was undertaken by Senversa to assess the likelihood of contamination and consider whether additional assessment or remediation would be required. The assessment concluded the following based on the review of the available information and the site inspection:

- The site appears to have been vacant prior to its current use as a golf course from the mid to late 1990s. The remainder of the site has remained vacant with the exception of occasional cattle grazing.
- Minor quantities of chemicals and fuels were observed in isolated locations at the site, including the club house and maintenance shed, however the potential risk of serious contamination if considered to be low and acceptable.
- It is possible that groundwater under the site has some level of nutrient impact from irrigation and the application fertiliser.
- It is also possible that areas of land may have been historically filled, and may contain contamination such as asbestos.

Senversa considers that the site is likely to be suitable for the proposed use. However, considering the size of the site and the difficulty in inspecting certain areas and beneath existing buildings, there remains the potential that isolated and minor contamination may be present. Should contamination be identified during redevelopment of the site, including the presence of asbestos in buried services, then it should be assessed in-line with relevant guidelines at that time.

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

**8. How has the planning proposal adequately addressed any social and economic effects?**

*Economic impact*

Although the proposal is not expected to generate any significant economic impacts, Council's Local Housing Strategy identifies that demand for large lot semi-rural housing is likely to increase as knowledge based jobs increase such as the recent expansion of the Campbelltown Hospital. Larger lots would also attract business owners, thus attracting further jobs attraction for the city.

There would also be economic benefits associated with construction work within the short term and with a small number of jobs associated with limited commercial use of the golf club site.

*Social Impact / social infrastructure*

The proposal is not expected to generate any significant social impacts. The site is well located in close proximity of local services and facilities including local primary schools in nearby Kearns (2km) and Gledswood Hills (3km), a local centre at Kearns and a town centre at Gregory Hills (5km).

A local centre is also planned at Gledswood Hills adjacent to the school. District and regional facilities are accessible in Campbelltown centre (8km), which along with Leumeah Station (7km) provides access to the rail network via the T8 Airport and South line.

**Section D – State and Commonwealth interests.**

**9. Is there adequate public infrastructure for the planning proposal?**

**Local Infrastructure:**

The proposal includes the zoning of land for public open space that would require a voluntary planning agreement. If supported, the Agreement would define the scope of work and timing for construction and hand-over of land and works associated with the proposed walking trail and 3 lookout parks.

Standard contributions would also be required pursuant to the Campbelltown Local Infrastructure Plan 2018.

**State Infrastructure:**

A Servicing and Infrastructure Report has been prepared by Craig and Rhodes to consider the capacity of surrounding infrastructure to service the site, and the implications of services easements through the site.

The report highlighted significant utilities that traverse the site as shown at:

- Three high pressure gas pipelines that transect the western portion of the Site

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

- Transgrid's 132kV overhead transmission cables within a 60-metre-wide easement that transect the centre of the Site
- Endeavour Energy's 66KV overhead transmission cable that transects the southern boundary of the Site
- Telstra network cables to the north of the Site.

The Report concluded that there is existing or planned bulk capacity in utility services for the intended development and that to service the development the following works would be required:

- Extension of the water networks from Gregory Hills Drive in the south and Gledswood Hills Drive in the north, and possible in-line booster stations to service the higher parts of the site (subject to modelling) after the Currans Hill reservoir has been delivered
- Extension and amplification of the wastewater networks from the west, pending assessment of the capacity of those networks (subject to modelling)
- Electrical power from the future upgraded capacity of the South Leppington Zone Substation
- Application with the National Broadband Network for lead-in telecommunications infrastructure
- Extension of the natural gas main from the Corner of Epping Forest Drive and Elbe Place.

The Report also noted that for the high pressure gas pipelines that traverse the site, the requirements of the operator would need to be complied with at DA stage no construction of buildings or structures or planting of vegetation within the easement, maintenance of a clear line of site must be along the easement, and no construction of physical barriers along the easement. It is considered that these matters can be addressed at DA stage.

**10. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

The planning proposal is currently in the pre gateway assessment phase. The requirement to consult with Public authorities would be confirmed by the Department of Planning and Environment either prior to, or as a condition of Gateway Determination.

## **Part 4: Mapping**

In seeking to achieve the PP objectives & outcomes the following map amendments are proposed:

**Table 7: Mapping**

Item	Mapping	Location
------	---------	----------

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**
**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

Changes to Zoning Map	1500_COM_LZN_001_020_20150428 1500_COM_LZN_007_020_20210420	Attachment 1
Changes to Land Reservation Map	New Map LRA 001  1500_COM_LRA_007_020_20171212	To be prepared
Changes to Height of Buildings Map	1500_COM_HOB_001_020_20150428 1500_COM_HOB_007_020_20210420	To be prepared
Change to Clause Application Map	New Map CAP 001 1500_COM_CAP_007_020_20201021	To be prepared
Additional Permitted Uses Map	1500_COM_APU_007_020_20171212	Attachment 2
Amendment of Clause 4.1AA		

## Part 5 - Community Consultation

Public consultation will take place in accordance with a relevant Gateway determination. All relevant agencies and local community will be consulted during the assigned minimum public exhibition period.

## Part 6 Project Timeline

**Table 8: Project Timeline**

Milestone	Timeline	Completed
Referral to Local Planning Panel	February 2021	✓
Council Endorsement of Planning Proposal	July 2022	
Referral for Gateway Determination	July 2022	
Gateway Determination	October 2022	
Completion of additional supporting documentation	March 2023	
Public Exhibition	June 2023	
Submissions Report	October 2023	
Finalisation of LEP amendment	December 2023	
Plan amendment made	February 2024	

Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

## **Attachment 1: Changes to CLEP 2015 Zoning Map**

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015**

**MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL**

**Proposed Zoning Map**



**Existing Map**

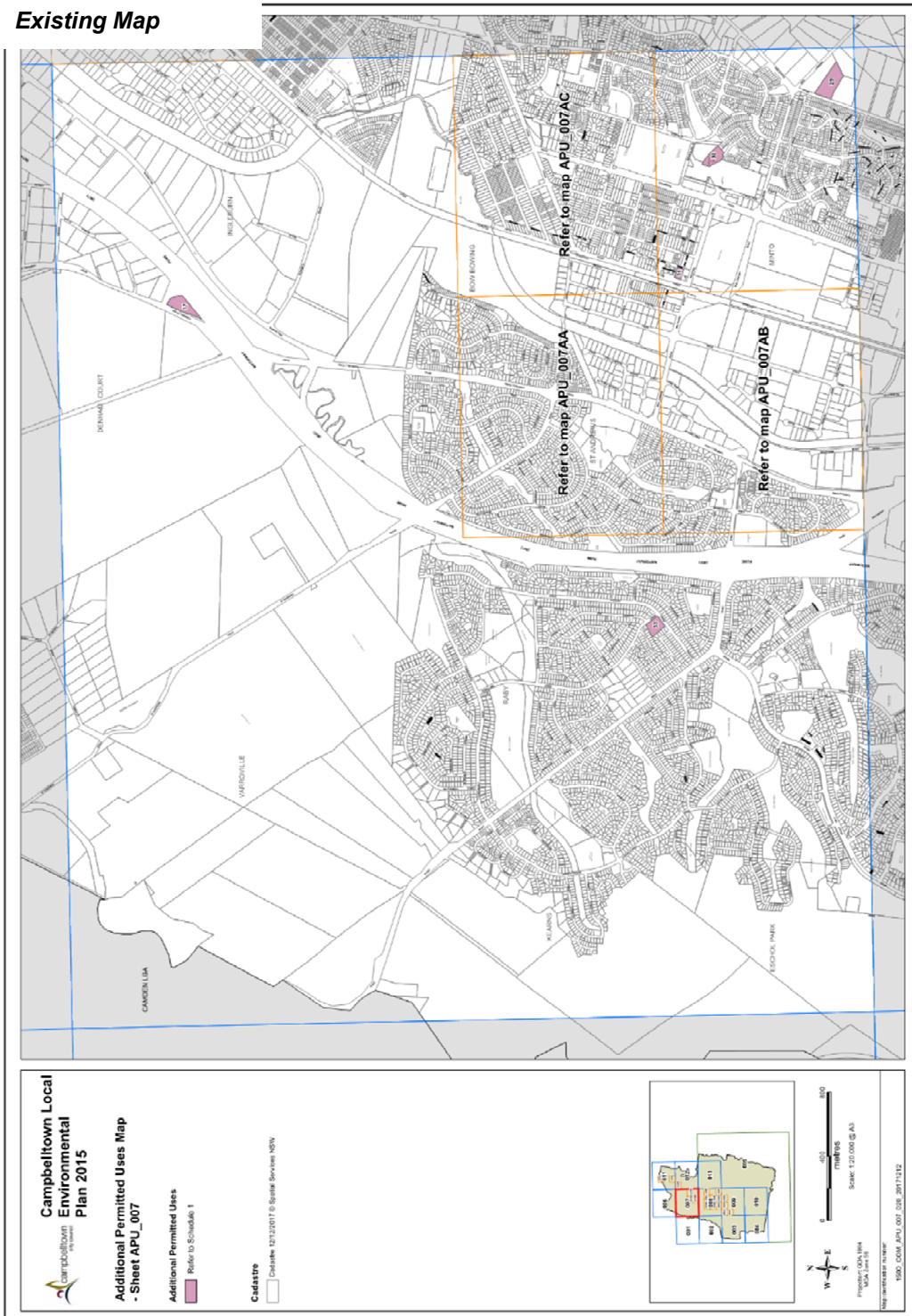


Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015

MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL

**Attachment 2: Changes to CLEP 2015 Additional Permitted  
Uses Map**

*Existing Map*



Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015

MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL

