



PLANNING PROPOSAL AMENDMENT TO WOLLONDILLY LEP 2011

MENANGLE LANDSCAPE CONSERVATION AREA (EXTENSION OF MENANGLE HERITAGE CONSERVATION AREA)



Menangle village in its historic rural landscape setting.



View through the village to rural landscape setting

Part 1 – Objectives or Intended Outcomes

This amendment proposes to enable the extension of the Menangle Heritage Conservation Area to include visual catchment area and historic landscapes to identify the Menangle Landscape Conservation Area.

Part 2 – Explanation of the Provisions

Amend Schedule 5 Part 2 Heritage Conservation Areas within the Wollondilly Local Environmental Plan 2011 to include the following:

Suburb	Item name	Address	Item no
Menangle	Menangle Landscape Conservation Area	Area shown by vertical green hatching on the Heritage Map	C6

Amend the Wollondilly LEP 2011 Heritage Map in accordance with the proposed map shown in Attachment 1.

Please Note: It should be noted that the map is indicative of the general shape of the Menangle Landscape Conservation Area, however the exact coverage is intended to be determined by the Heritage studies which would be undertaken as the Planning Proposal progresses.

Part 3 – Justification

Section A – Need for the planning proposal

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

The Macarthur South Paper, Regional Environmental Study 1991 concluded that “Development of Macarthur South should take into account its unique landscape and its natural and cultural elements as these play an important role in contributing to its visual character and living environment. Appropriate conservation strategies will be required. These strategies include preservation, reinforcement of character and management. They may include acquisition or the retention of land in private ownership under strict environmental and development controls. (Pp76)

Areas identified by the Macarthur South Paper which have environmental and visual significance and for which particular treatment is suggested include:

- Razorback Range and foothills which include Spaniards Hill.
 - Menangle Hills, see Map 4, page 35.
 - Nepean River and its tributaries.
 - Beulah Forest and Belulah /Menangle Creek wildlife corridor.
 - Areas adjacent to the Hume Highway corridor.
 - Heritage buildings and sites.
- (Pp76-77)

Ridgetops and localised high points give visual definition to the area and some of the ridgetops like Spaniards Hill could be acquired to provide lookouts and open space. (Pp79). The Menangle Hills provide an important rural backdrop when viewed from with the study area at Menangle, the Hume Highway and the railway line. (Pp26)

The Macarthur South Paper states that travellers along the Hume Highway will get their first impression of Sydney from the Macarthur South, the area near Menangle will

require innovative planning and landscaping, this area could be used for both passive and active open space. (Pp77). Razorback Range, its footslopes, and the Menangle Hill should be retained as a scenic backdrop. (Pp26)

The subject land was identified for heritage curtilage investigation by Wollondilly Shire Council at the Ordinary Council Meeting held on 21 February 2011. It was resolved at this meeting:

“That due to the threat posed to Menangle village by the JRPP being appointed to reconsider the employment lands proposal adjacent to the village, that Council forward a planning proposal to the Department of Planning to amend Draft LEP 2009 (now LEP 2011) by expanding the conservation area that applies to the village of Menangle so as to protect its curtilage of rural views and landscapes, similar to the approach that has been applied to the historic village of Berrima”.

The *Wollondilly Growth Management Strategy* 2011 identified and mapped rural lands around Menangle village as a special heritage curtilage investigation area as shown in Attachment 2.

A site visit and assessment has been carried out by the council heritage adviser. This indicated that the subject land has visual catchment and historic values that form a curtilage for Menangle village. The letter of advice is attached (Attachment 4).

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

It is considered that the amending Wollondilly LEP 2011 is the best means of achieving the objectives of the planning proposal.

3. Will the net community benefit outweigh the cost of implementing and administering the planning proposal?

Extension of the Menangle Heritage Conservation Area will benefit the Menangle community by helping to preserve its rural and historic setting. This includes views of open farmland from the village and landscapes historically associated with the Macarthur Family's Camden Park Estate agricultural heritage.

Extension of the Menangle Heritage Conservation area will still allow for natural population growth to be accommodated in a northern extension of the village. This area of projected village growth is indicated in the Growth Management Strategy plan of Menangle in Attachment 2 by the red arrows and blue border.

Extension of the Menangle Heritage Conservation area is a response to a large development proposal for rural land surrounding Menangle village. Attachment 3 shows the large development proposal as a marked up plan. It includes an industrial “Business Park” covering a large rural area; 390 new residential lots and a new town centre. These would shift focus away from the historic Menangle village centre and would severely impact views of its rural setting. It includes new direct access off the Freeway. This is likely to result in rural sub-division proposals for the remaining rural lands around Menangle, completely altering its character from a heritage village to a Sydney fringe suburb.

Overall the net community benefit will be achieved by requiring development applicants to retain rural views to and from Menangle village.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

This planning proposal is consistent with both the Metropolitan Strategy and draft South West Subregional Strategy, particularly the following actions in the draft South West Subregional Strategy:

- E6.2 Recognise where Sydney's cultural heritage contributes to its character and manage change appropriately to reinforce local distinctiveness
- E6.3 Interpret and promote Sydney's cultural heritage

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Wollondilly Community Strategic Plan 2030

The Wollondilly Community Strategic Plan 2030 (WCSP) provides detailed outlines of various aspects of the Wollondilly region including community, infrastructure, economy, governance and environment. The planning proposal is consistent with Council's Community Strategic Plan, particularly the following:

Environmental Quality

The WCSP seeks to protect the unique environmental quality of the Shire by ensuring that the impact of new development is minimised through the preservation of sensitive sites and rural landscapes.

Growth Management Strategy 2011

At the ordinary Council meeting on 21 February 2011, Council resolved:

That Council adopt the Growth Management Strategy subject to the amendments outlined in Attachment 1, as amended by deleting the exhibited Structure Plan for Menangle and replacing it with the revised Structure Plan for Menangle as tabled. (See Attachment 2)

This revised Structure Plan for Menangle shows the Special Cultural Investigation Area which is the subject of this planning proposal. The following Key Policy Directions and Assessment Criteria are applicable to the planning proposal:

Key Policy Directions:

Key Policy Direction number P1 in the Growth Management Strategy states:

P1 All land use proposals need to be consistent with the key Policy Directions and Assessment Criteria contained in this GMS in order to be supported by Council.

An initial assessment reveals that the proposal is consistent with the Key Policy Directions and Assessment Criteria contained in the GMS. Some of the relevant Key Policy Directions are listed below:

P5 Council is committed to the principle of appropriate growth for each of our towns and villages. Each of our settlements has differing characteristics and differing capacities to accommodate different levels and types of growth (due to locational attributes, infrastructure limitations, geophysical constraints, market forces etc.)

This planning proposal recognises the unique characteristics of the Menangle Village and seeks to maintain them through the extension of the Heritage Conservation Area to include visual catchment area and historic landscapes.

P21 Council acknowledges and will seek to protect the special economic, environmental and cultural values of the Shire's lands which comprise waterways, drinking water catchments, biodiversity, mineral resources, agricultural lands, aboriginal heritage and European rural landscapes.

This planning proposal is seeking to protect the European rural landscapes of the Menangle area through including them within the Heritage Conservation Area.

Assessment Criteria:

An assessment of the proposal against relevant Assessment Criteria within the GMS is listed below:

Demonstrate no detrimental impacts to any item or place of Aboriginal archaeological significance or on any heritage item or heritage conservation area, and this must be demonstrated by a heritage Impact Assessment and Archaeological Study

This planning proposal will not have a detrimental impact on the Menangle Heritage Conservation Area, it seeks to protect an enlarged area to include further visual landscapes.

6. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal is consistent with applicable State Environmental Planning Policies (see Attachment 7).

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The planning proposal is consistent with applicable Section 117 Directions (see Attachment 8).

Section C - Environmental, social and economic impact.

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Ecological habitats would be protected where rural views are preserved by this proposal.

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

The existing population size and density of Menangle provides an historic village centre and rural setting for residents. Larger scale facilities and services, such as regional medical services, are provided by the towns (larger centres of Camden, Campbelltown and Picton).

Extension of the Heritage Conservation Area should protect the village from over-development and retain its character, as an alternative to town living, into the future.

Views both to and from the existing Heritage Conservation Area are important to the character of Menangle. The existing village centre is at a road cross-section marked by the Menangle General Store. The rural atmosphere of the village centre is dependant on historic buildings and views into the surrounding farmland.

A limited number of residential lots has successfully contained the spread of Menangle village into surrounding farmlands and has helped to preserve its character.

Menangle's sleepy atmosphere and popular residential areas provide a satisfactory social and economic core. This would receive some protection by extension of the Heritage Conservation Area.

It is considered that there are sufficient local facilities and services to meet the needs generated from the existing number of residents.

Section D - State and Commonwealth interests.

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

There would be no change to existing public infrastructure by this proposal.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No public authorities have yet been consulted with. It is recommended that the Office of Environment and Heritage within the Department of Premier and Cabinet be consulted with. Consultation with other public authorities can occur if deemed necessary by the Gateway determination.

Part 4 – Community Consultation

Council proposes that the planning proposal be exhibited in accordance with the requirements of section 57 of the *Environmental Planning and Assessment Act 1979* and section 29 of the *Local Government Act 1993*.

It is proposed that the planning proposal will be placed on public exhibition for a minimum of 28 days. Written notification of the community consultation will be provided in a local newspaper and on Council's website.

In addition to this, adjoining and nearby neighbours will be notified in writing. The written notice will contain:

- a brief description of the intended outcomes of the planning proposal
- an indication of the land which is affected by the proposal
- information on where and when the planning proposal can be inspected
- the name and address of Council for the receipt of submissions and
- the closing date for submissions.

During the public exhibition period the following documents will be placed on public exhibition:

- the planning proposal
- the gateway determination

- the council report
- any additional information deemed necessary.

There has already been a number of support letters for this planning proposal from various historical organisations. These are included as Attachment 9.

Additional criteria

If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.

There is no proposed extinguishment of any interests in the land.

The concurrence of the landowner, where the land is not owned by the relevant planning authority

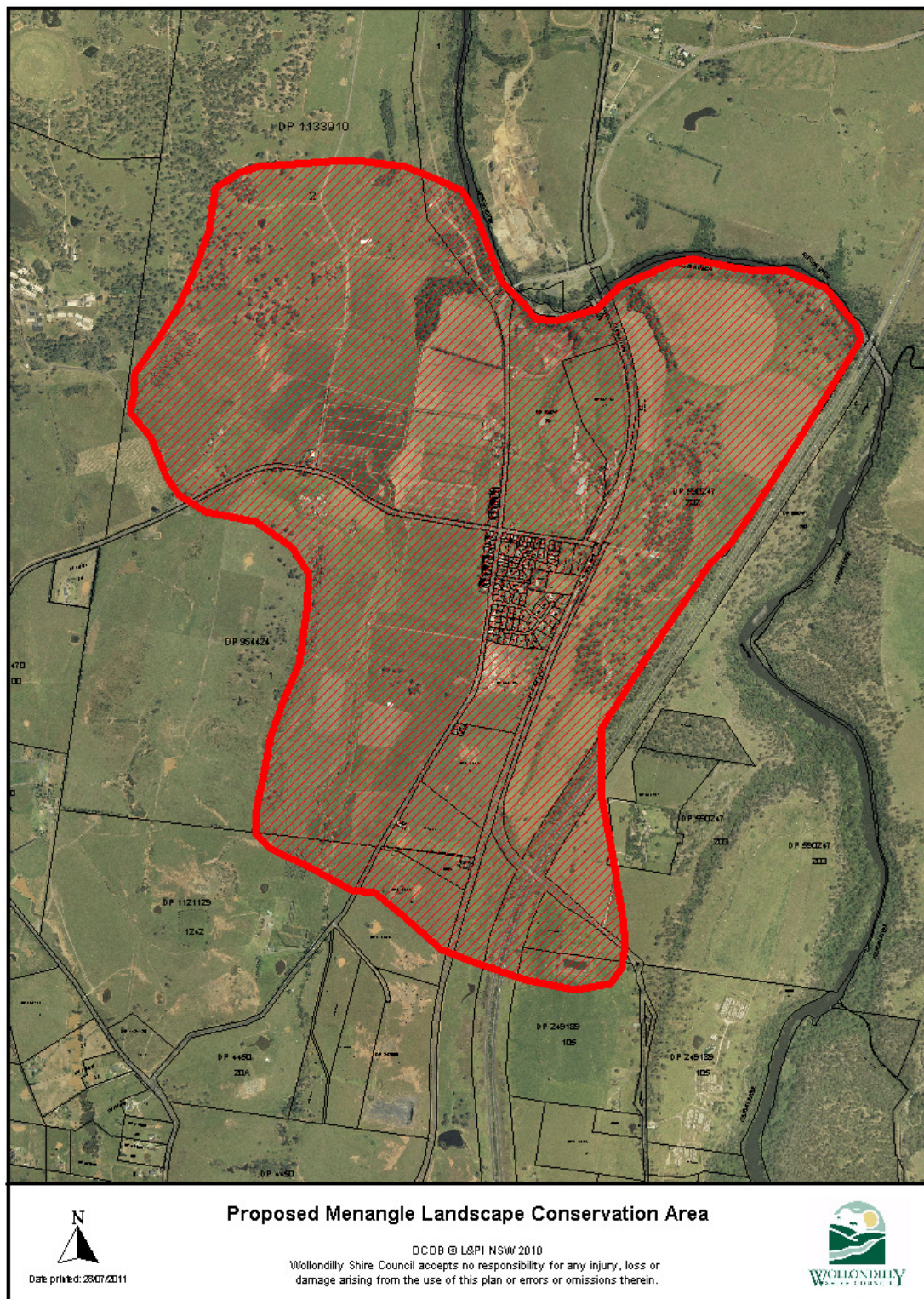
The landowners within the proposed landscape conservation area have not been contacted yet; however they will be as part of the exhibition process.

List of Attachments:

1. Proposed Menangle Landscape Conservation Area.
2. View Corridors
3. Menangle special heritage curtilage investigation area
4. Large development proposed for Menangle
5. Heritage Advice letter to Council
6. Historical Summary
7. Draft DCP Provisions
8. Table indicating compliance with SEPPs and deemed SEPPs
9. Table indicating assessment against Section 117(2) Ministerial Directions
10. Letters of support for planning proposal

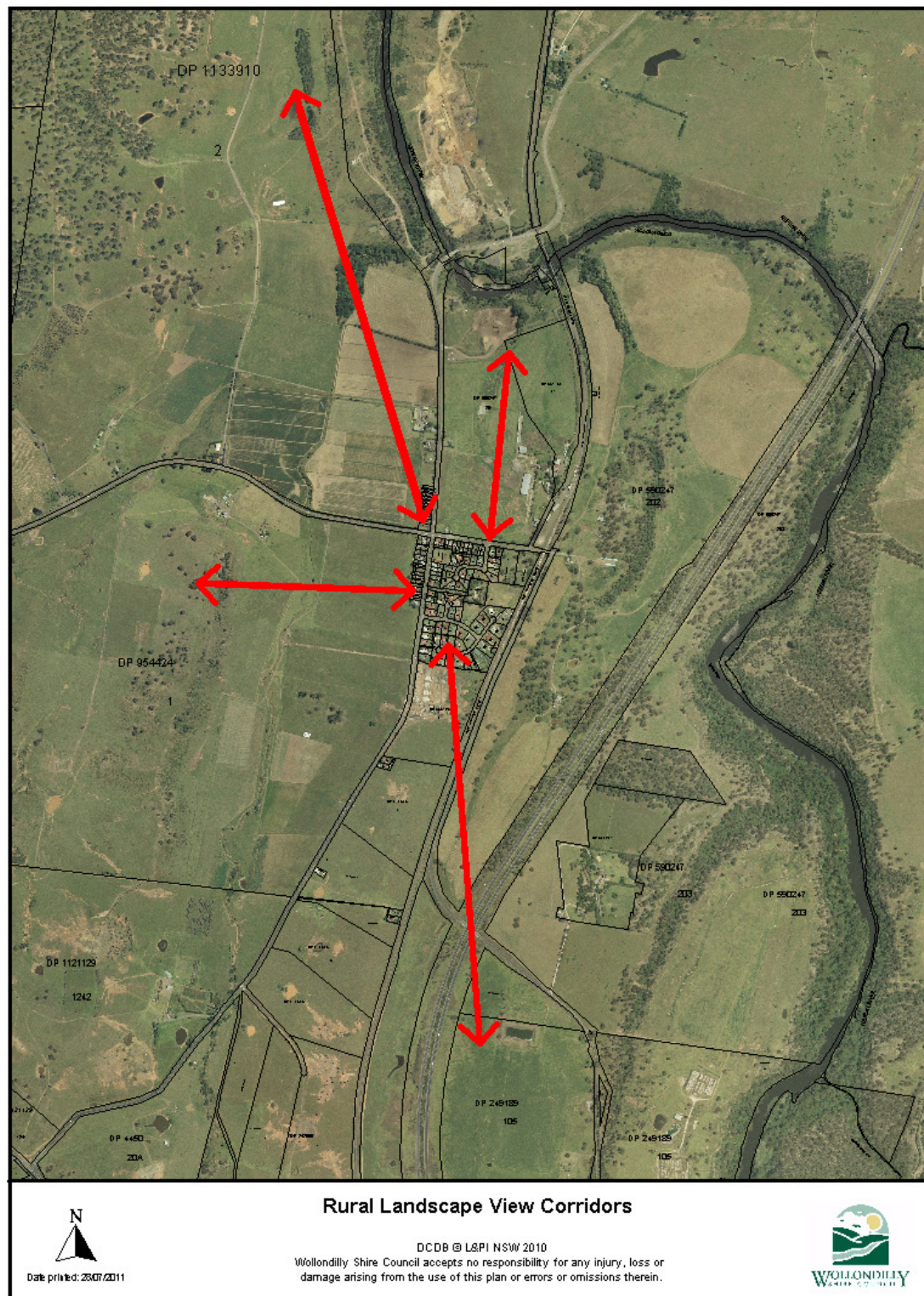
Attachment 1

Proposed Menangle Landscape Conservation Area



Attachment 2

View Corridors



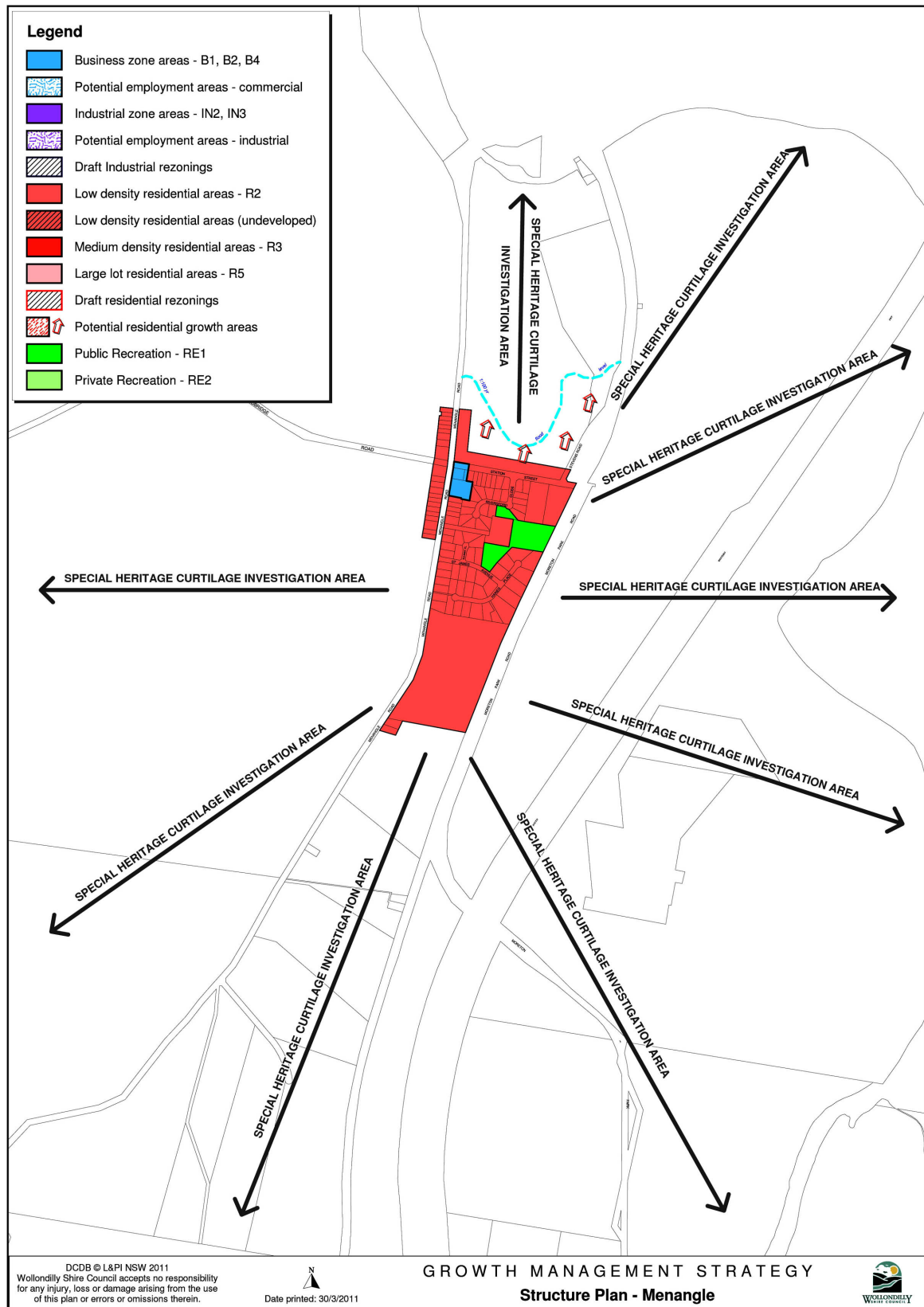
Arrows show the 4 most significant rural landscape view corridors.

From north, running clockwise, these are:

1. North: Railway, Rotolactor, Central Creamery with grazing and cropping land.
2. South: St James Hill to Gilbulla with grazing and cropping land.
3. West: Mt Taurus with grazing and cropping land.
4. North west: Menangle Pond and Barrigal lagoon with grazing and cropping land.

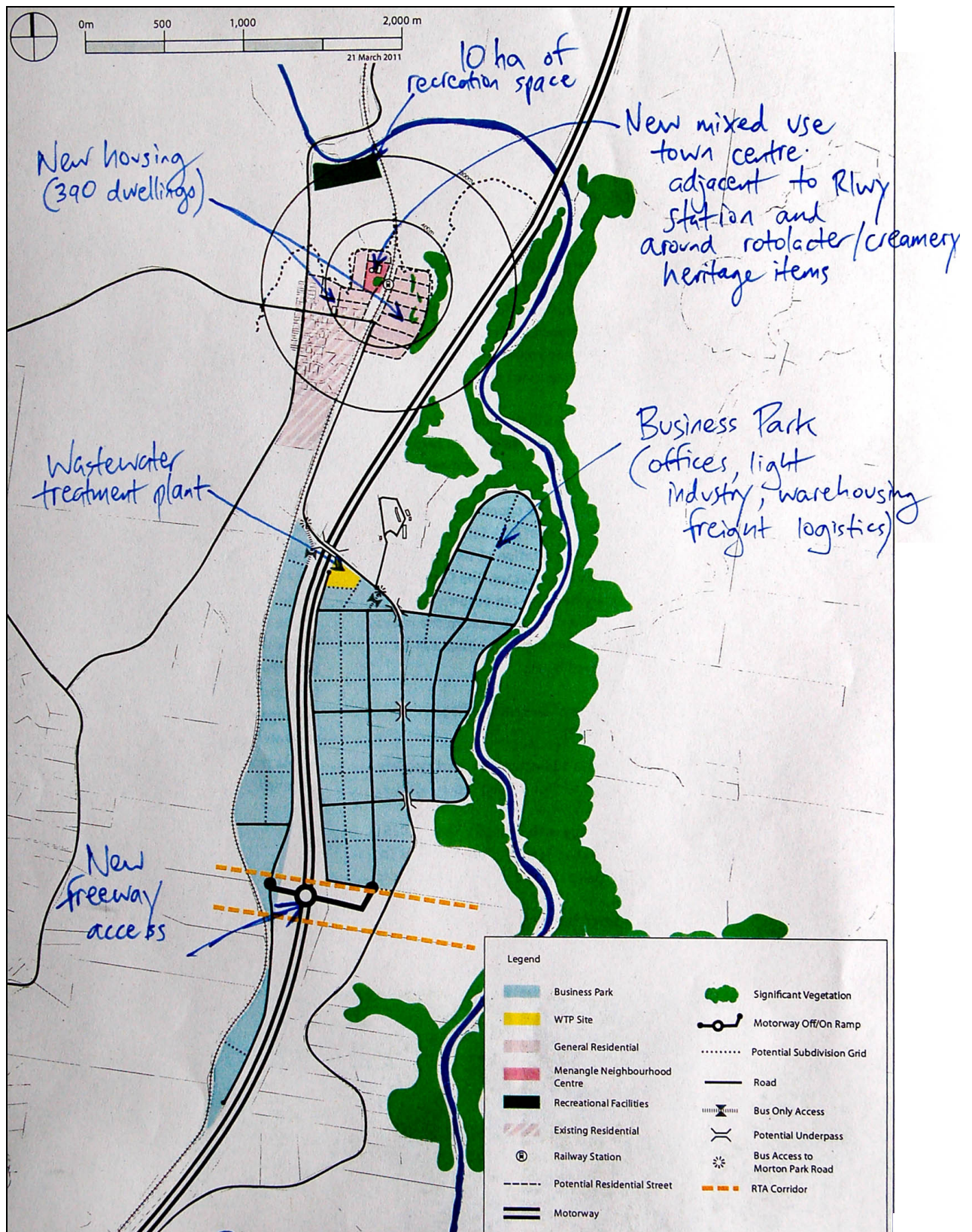
Attachment 3

Menangle special heritage curtilage investigation area indicated in *Wollondilly Shire Growth Management Strategy 2011*.



Attachment 4

Large development proposed for Menangle (By Elton Consulting for Menangle Pastoral, March 2011. Mark up by council staff)



Attachment 5

Heritage Advice letter to Council

Wollondilly Shire Council Heritage Advisory Service

Black Mountain Projects Pty Ltd
5 Wangara St Aranda ACT 2614
02 6251 2356, m 0403 727 805

ABN 80 002 762 629 Reg. NSW #5853 ACT #737
peter@blackmountainprojects.com
www.blackmountainprojects.com

14.04.11

The General Manager, Wollondilly Shire Council
Attention: Robyn Cooper, Land Use Planning & Environment
Robyn.Cooper@wollondilly.nsw.gov.au

ADVICE SUBJECT: Extension of Menangle Heritage Conservation Area.
CLIENT: Peter Wright

Dear Sir

Thank you for requesting heritage advice. As requested, I visited Menangle village to estimate a visual rural and historic catchment for the village.

I endorse the concept of a Landscape Conservation Area (extension of the Menangle Heritage Conservation Area). This would be required to preserve the setting and guide future development, if the heritage values of the village are to be retained.

The relationship of the Menangle Village street and building layout to the topography of the area is an important feature of the village, with most development being established along a north south ridge. The village features a prominent knoll to the south east of the village on which is located St James' Church making it the dominating landmark in all views of the village.

The character of the residential buildings in the village is diverse in terms of size, form, period style and materials. However Menangle's significance centers on the retention of a large number of early 20th century (1900-1920) dwellings. Many of the dwellings have retained their original form, fabric and detailing to give the village its important heritage and aesthetic character where Colonial and Edwardian styles homes are still to be seen.

Camden Park Estate, which included the village, is noted in the NSW State Heritage listing, in part, as "of social, historic, scientific and aesthetic significance to NSW and Australia. The Estate's considerable social and historic significance is also due to its ability to demonstrate the way of life, tastes, customs and functions of a 19th - early 20th Century rural establishment." Today the NSW Heritage register lists 37 individual historic assets, within and around Menangle, within a 6km radius.

Menangle Village is an outstanding representative example of an intact 19th century estate village. Its rural setting provides evidence of its role as part of the Macarthur family Camden Park Estate and should be preserved.

Early Menangle was a lightly populated parish of some 50 farms centred on the Nepean River. The creation of the village in the 1850s and 1860s was primarily the result of developments in communication: a road-bridge over the Nepean (1855-56); a railway bridge (1863) bringing with it construction gangs; a railway station and finally

two inns serving both the railways gangs and the surrounding farms. By 1866, 100 people were living in the village, on both sides of the river.

Farming was initially dominated by sheep, but gave way to dairy cattle after the opening of the railway. The Macarthurs of Camden Park patronised the village, which was home to many of their estate workers. Their considerable wealth helped the village to grow and the Macarthurs were directly responsible for many of the fine buildings in Menangle, including St James's Church (both the original 1876 Horbury Hunt building and the Sulman addition in 1898), the present General Store, the Camden Estate Central Creamery and eventually the Rotolactor, which brought modern technology to the local dairy industry. The General Store was initially used by the Camden Park Estate as its buying agent for all provisions, stores, seeds, fuel etc and it was only with the dwindling of the Estate - and the Macarthurs' iron grip on the district - that it began to function as a general store for the village.

Menangle Village has State significance through its close association with the Macarthur and Onslow families, who were instrumental in establishing the village and keeping it economically viable through financial support and the provision of jobs on their Camden Park Estate and the nearby Creamery.

Menangle Village has remained essentially contained within the settlement boundaries formed by village development by the second decade of the 20th century. As such, it is an unusually intact example of a rural village of this period and in particular, one that is associated with the dairying industry.

It also has local and regional aesthetic significance as a discrete landscape entity and notable landmark, its cross streets lined with houses with views of the surrounding farmlands.

The village also has associational significance through its links with the Macarthur family and the Camden Park Estate, this being most clearly expressed in the major commercial, ecclesiastical and industrial buildings of the General Store, St James' Church, the Creamery and the Rotolactor as well as Estate workers' housing.

The village is also an important social entity with a strong sense of community and sense of place to a degree not reached in the other towns and villages of Wollondilly.

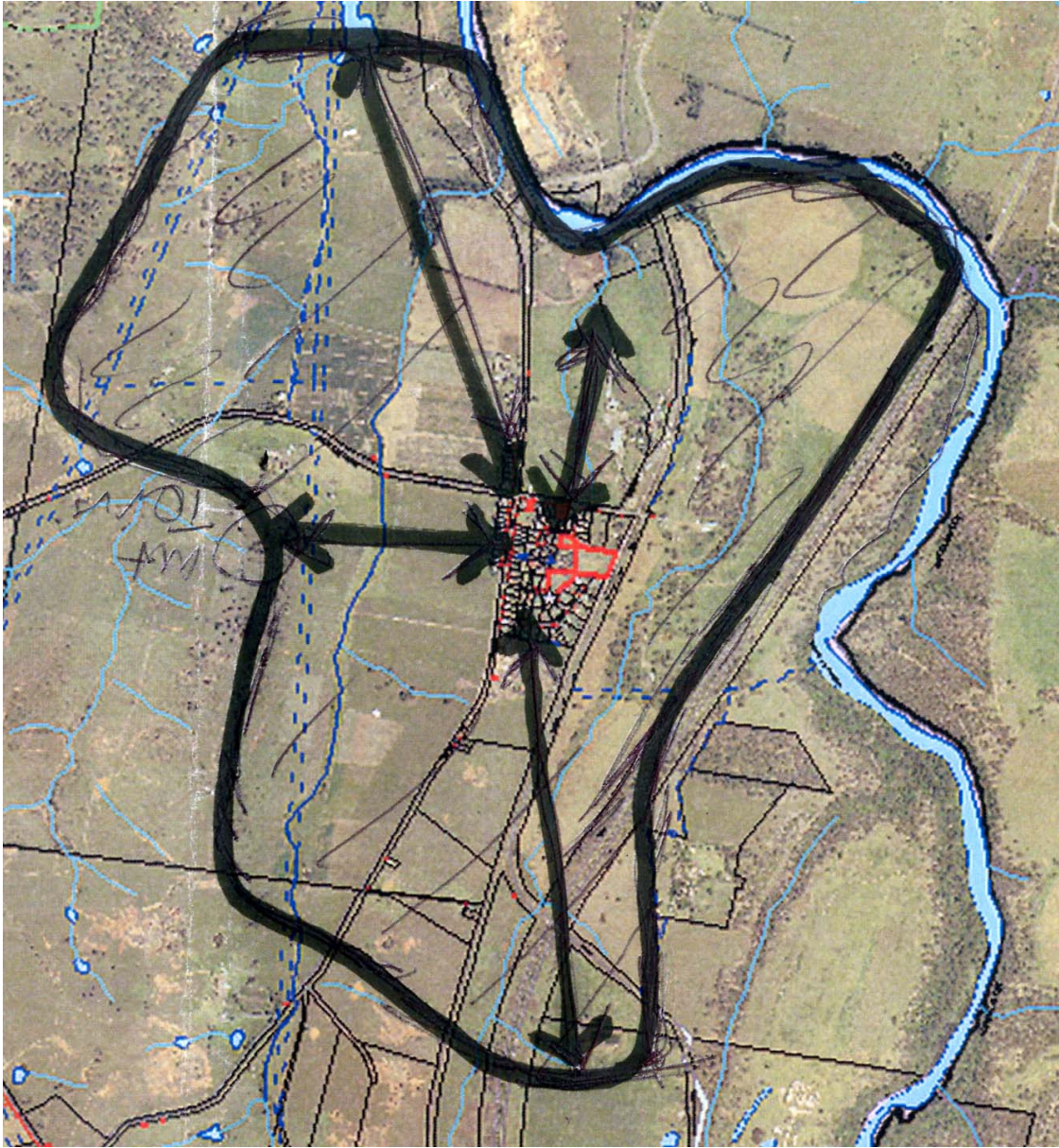
An historical summary and draft DCP provisions are attached. A sketch of the visual catchment area of the village is also appended as Map 1.

I trust that the above advice has been of assistance at this time.

Kind regards



Dr Peter Kabaila
Heritage Adviser



Map 1

Proposed extension of Menangle Heritage Conservation Area to surrounding ridges to include visual catchment and historic landscapes identified as Menangle Landscape Conservation Area.

Attachment 6

HISTORICAL SUMMARY

Menangle Village is located to the east of Mt Taurus in the "Cowpastures", and sits between a unique mixture of green space, wildlife corridors, lagoons, streams, and the Nepean River. It is recognised as Wollondilly's only historic village and has remained contained within the settlement boundaries of the village development, during the second decade of the 20th century, with the exception of the Durham Green retirement facility to the south.

Both Mt Taurus and the Cowpastures were named by Governor Hunter in 1795, after the discovery of the escaped first fleet cattle in the area. The cattle were found to be thriving in the lush grassland beside the Nepean River and this signaled to Hunter and then to England, that the fledgling colony could now survive.

The Tharawal people had already named the area Menangle, ("Manhangle") which means 'place of swamps.' They used fire to maintain the productivity and sustainability of the flat land, leaving the hills tree covered, to good success, as the cattle had multiplied greatly in number in these good conditions.

In 1805, Lord Camden the Colonial Secretary, had been so impressed with John and Elizabeth Macarthur's new fine wool merino sheep, that he ordered Governor King to grant them 5000 acres for sheep breeding. They chose the best pasture in the colony, the rich river flats of "the Cowpastures". They then proceeded to establish Camden Park, which became one of the finest estates in the nation.

Over the years the Camden Park Estate became a model for Australia's proud agricultural traditions and they rank as one of Australia's greatest agricultural pioneers, specializing in wheat, dairying, horticulture and wine, achieving 15 Australian agricultural firsts, as well as being major exporters.

By the 1830's the estate had expanded to 28,000 acres and was the greatest and most advanced mixed farm in NSW employing 900 people and producing 30,000 gallons of wine annually and other produce including wheat, fruit, nuts, dairy, meat and wool.

The Menangle village was first recorded as a village in 1866 with mention in Balliere's Gazette, where an alternative name of Riversford was given. The village had been established before this by the Macarthur family as the village for their estate workers. It was centered on St James' Church (1876), where the steeple had a weather vane not a cross indicating the local rural focus. Other predominant buildings were St Patrick's (1895), the School (1871) and the General Store/Bakery/Butcher/Rural Supplies (c1904) and the Hall (c1904).

While there were several river crossings and roads in this isolated area, business increased as a result of the establishment of the railway in 1863 and later the Menangle spur line and the river weir (1886).

Menangle's identity changed as it became the focus of Camden Park Estate businesses and this was reinforced by the established of the Camden Estate Central Creamery (1898) and the Rotolactor (1952), when the area was the major supplier of milk to Sydney. Menangle had reached a size of 35 houses by 1950 with 23 still owned by the Camden Park Estate. It continued to be known as the "private village" of Camden Park Estate although many buildings had already been sold in previous years. In 1975 those that remained in the estate were finally sold off, as all rural industry was in severe decline.

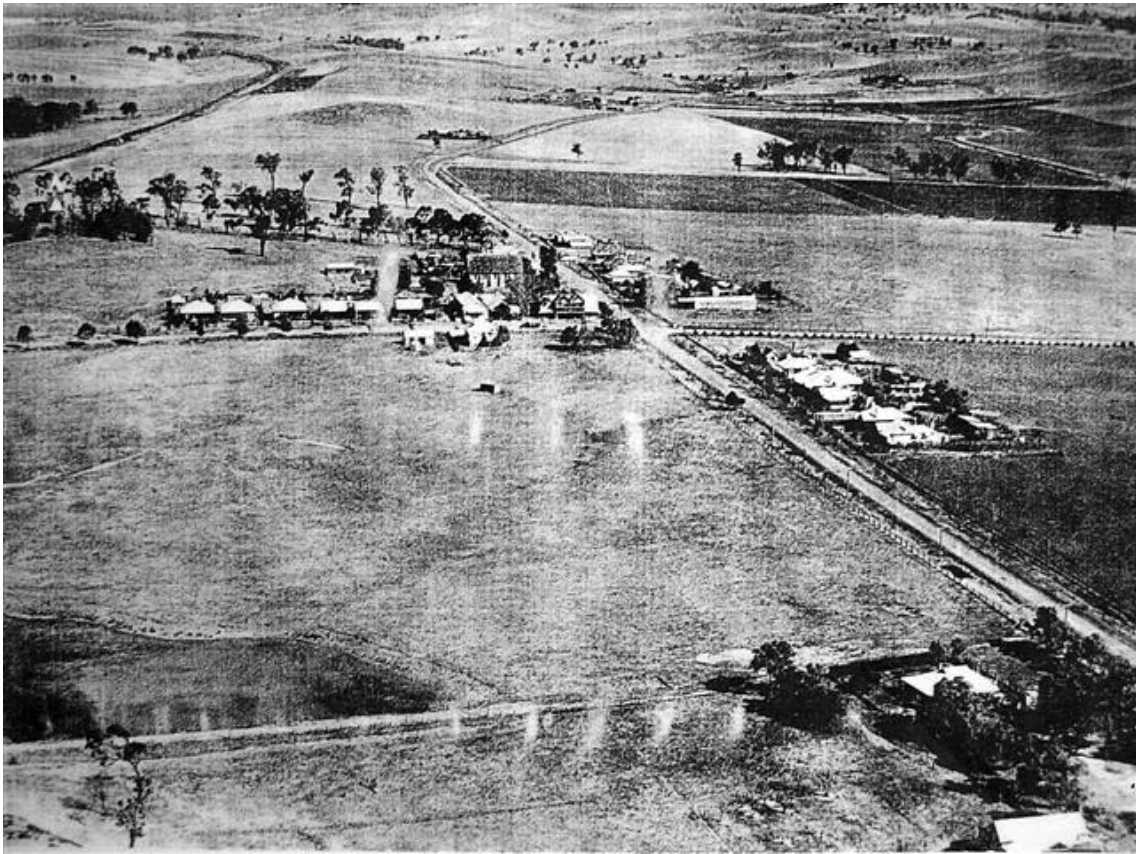
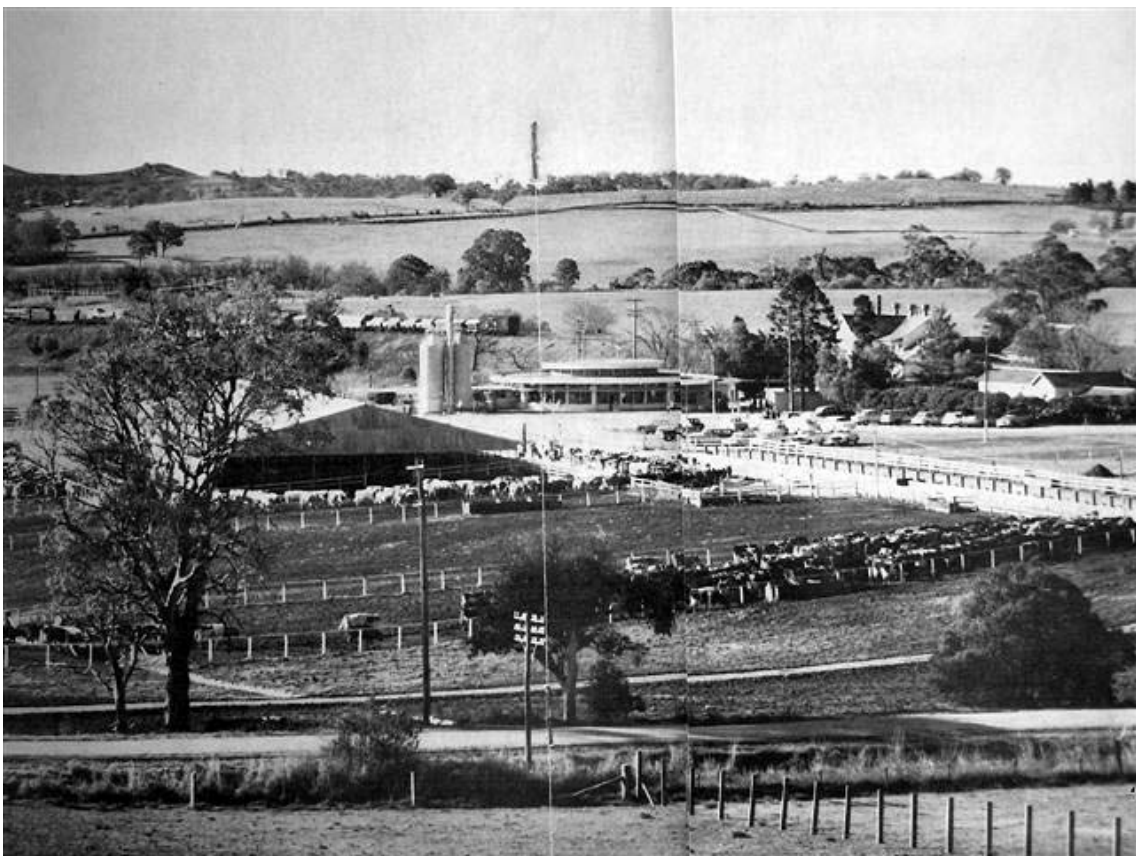


Photo of Menangle after St James was built in 1876 when it was the private village of Camden Park Estate.



Rotolactor and Railway c1955.



Present day aerial photograph of Menangle village showing its well preserved historic rural landscape setting.

Attachment 7

DRAFT DCP PROVISIONS

Aims and objectives:

To ensure the best possible conservation of Menangle the control requirements apply to all land in the Menangle Heritage Conservation Area and the Menangle Landscape Conservation Area whether private or public and to all parties including government and private owners, utility providers and council.

To provide specific controls for all forms of development on all land both private and public within the Menangle Heritage Conservation Area and Menangle Landscape Conservation Area.

To ensure that all new development within the Menangle Heritage Conservation Area is compatible with the existing visual, built and landscape character of the place by setting standards which will ensure this.

To recognise tourism as an important factor in the economy of Menangle and to actively promote the environmental heritage and natural attributes of Menangle as a means of ensuring the continued contribution of the local economy. In doing this, however, Council must ensure that the heritage integrity of the village is not undermined through tourism promotion and development.

To retain the rural setting of Menangle by regulating development and removal of trees within the entire Menangle Landscape Conservation Area.

To retain the identity and containment of the village core area and to limit the settlement as a whole within the Menangle Heritage Conservation Area.

To ensure that land use and level of activity reflect the scale of the present village and are compatible with the essential heritage and visual qualities of Menangle, whilst recognising the economic importance of both visitor and resident.

To retain the open setting along the main approaches to and exits from Menangle.

Intent:

To retain and conserve the intrinsic features of the Menangle Heritage Conservation Area and Menangle Landscape Conservation Area:

For their ability to demonstrate historical values of architectural and garden design from the initial period of development of Menangle.

For the aesthetic unity of the streetscapes arising from the harmonious integration of low-density built forms within a rural landscape setting, and high proportion of landscape space and trees; and

For the social values associated with the retention of communal landscaped reserves and community facilities, whilst managing change to meet the contemporary requirements of residential usage.

For the rural ambience arising from the natural landscape surrounding the village, with minimal number of buildings visible from the main approaches to Menangle.

Character

The Menangle Landscape Conservation Area, shown on Map 1 below, is important to Menangle's setting and character, as it is open farm land mixed with natural bush, with little development visible from the village itself or its approaches.

Objectives

To protect the significant landscape setting for Menangle, and to minimise the population pressures on the village, the undeveloped nature of the Landscape Conservation Area shall be retained and its protective zoning strictly enforced.

Removal and/or lopping of any tree within the Landscape Conservation Area, larger than 300mm diameter (measured 1 m above ground) and/or over 10 m high, shall require prior consent of Council.

No building is to be erected that, in the opinion of Council, will be visually prominent when viewed from the village of Menangle, its approaches or any listed heritage item.

No building is to be erected which would intrude or block important views.

No development is to take place on the ridgelines that will, in the opinion of Council, have a detrimental impact on the rural bushland setting of Menangle or of any listed heritage item.

No fencing is to be erected that would, in the opinion of Council, have a detrimental impact on the rural setting of Menangle or of any listed heritage item. All fences require Council consent, except for traditional rural fences of wire or wire mesh or of timber post and rail design to a maximum height of 1400 mm.

Mandatory requirements:

New development within the Menangle Landscape Conservation Area shall be sited so that it is hidden from view from roads entering Menangle.

New development within the Menangle Landscape Conservation Area shall be sited so that it is not visually prominent when viewed from the Menangle Heritage Conservation Area, its approaches or any listed heritage item.

No development is to take place on the ridgelines that, in the opinion of Council, will be visually prominent when viewed from the Menangle Heritage Conservation Area, its approaches or any listed heritage item.

New development within the Menangle Landscape Conservation Area shall be sited so that it does not block views from the Menangle Heritage Conservation Area to the vegetated setting of the Menangle Landscape Conservation Area and views from any heritage listed item.

Trees or shrubs over 6 metres tall with a diameter at 1 metre above ground level greater than 200 mm within the Menangle Landscape Conservation Area shall not be removed or lopped without the written consent of Council. This clause does not apply to environmental weeds.



Village centre: Menangle Store, Barn, Hall, and Cottage, Corner Station St. and Woodbridge Rd's



View towards Gilbulla from Crn. Station St and Moreton Park Roads.



View east from St James Church towards the freeway and the Nepean River.



View east from St James Church Common towards the freeway and the Nepean River.



View South from St James Church Common towards Spainard's Hill.



St James Church at the core of the historic village centre.



View south east from St James with Gilbulla in the distance.



View east from St James Church towards the freeway and the Nepean River



View east from St James Church towards the Nepean River, Rotolactor, Creamery, grazing, cropping land and Menangle Park..



Village centre: St Patrick's Church from Menangle Road.

Attachment 8

Table indicating compliance with State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans)

	STATE ENVIRONMENTAL PLANNING POLICIES (SEPPs)	CONSISTENCY	COMMENTS
1	Development Standards	NA	
4	Development Without Consent and Miscellaneous Complying Development	NA	
6	Number of Storeys in a Building	NA	
14	Coastal Wetlands	NA	Not applicable in the Shire of Wollondilly.
15	Rural Land-Sharing Communities	NA	Not applicable in the Shire of Wollondilly.
19	Bushland in Urban Areas	NA	Not applicable in the Shire of Wollondilly.
21	Caravan Parks	NA	
22	Shops and Commercial Premises	NA	
26	Littoral Rainforests	NA	Not applicable in the Shire of Wollondilly.
29	Western Sydney Recreation Area	NA	Not applicable in the Shire of Wollondilly.
30	Intensive Agriculture	NA	
32	Urban Consolidation (Redevelopment of Urban Land)	NA	
33	Hazardous and Offensive Development	NA	
36	Manufactured Home Estates	NA	Not applicable in the Shire of Wollondilly.
39	Spit Island Bird Habitat	NA	Not applicable in the Shire of Wollondilly.
41	Casino/Entertainment Complex	NA	Not applicable in the Shire of Wollondilly.
44	Koala Habitat Protection	NA	
47	Moore Park Showground	NA	Not applicable in the Shire of Wollondilly.
50	Canal Estates	NA	
52	Farm Dams and Other Works in Land and Water Management Plan Areas	NA	Not applicable in the Shire of Wollondilly.
53	Metropolitan Residential Development	NA	Wollondilly Shire is currently exempted from this SEPP.
55	Remediation of Land	NA	
59	Central Western Sydney Economic and Employment Area	NA	Not applicable in the Shire of Wollondilly.
60	Exempt and Complying Development	NA	
62	Sustainable Aquaculture	NA	Not applicable in the Shire of Wollondilly.
64	Advertising and Signage	NA	
65	Design Quality of Residential Flat Development	NA	
70	Affordable Housing (Revised Schemes)	NA	Not applicable in the Shire of Wollondilly.
71	Coastal Protection	NA	Not applicable in the Shire of Wollondilly.
	SEPP (Affordable Rental Housing) 2009	NA	
	SEPP (Housing for Seniors or People with a Disability)	NA	
	SEPP (Building Sustainability Index: BASIX) 2004	NA	
	SEPP (Kurnell Peninsula) 1989	NA	Not applicable in the Shire of

			Wollondilly.
	SEPP (Major Development) 2005	NA	
	SEPP (Sydney Region Growth Centres) 2006	NA	Not applicable in the Shire of Wollondilly.
	SEPP (Mining, Petroleum Production and Extractive Industries) 2007	NA	
	SEPP (Temporary Structures) 2007	NA	
	SEPP (Infrastructure) 2007	NA	
	SEPP (Kosciuszko National Park - Alpine Resorts) 2007	NA	Not applicable in the Shire of Wollondilly.
	SEPP (Rural Lands) 2008	NA	Not applicable in the Shire of Wollondilly.
	SEPP (Exempt and Complying Development Codes) 2008	NA	
	SEPP (Western Sydney Parklands) 2009	NA	Not applicable in the Shire of Wollondilly.
	SEPP (Western Sydney Employment Area) 2009	NA	Not applicable in the Shire of Wollondilly.
	DEEMED STATE ENVIRONMENTAL PLANNING POLICIES (FORMERLY REGIONAL ENVIRONMENTAL PLANS)	CONSISTENCY	COMMENTS
9	Extractive Industry (No 2)	NA	
20	Hawkesbury–Nepean River (No 2 - 1997)	YES	This proposal is consistent with this SREP.
27	Wollondilly Regional Open Space	NA	Repealed 26/06/2009.
1	Drinking Water Catchments Regional Environmental Plan No 1	NA	Subject lands are not located within the jurisdiction of REP No. 1.

Attachment 9

Table indicating assessment against Section 117(2) Ministerial Directions issued under the Environmental Planning and Assessment Act 1979 at 19 July 2007:

Ministerial Direction	Applicable to Draft LEP	Consistency of draft LEP with Direction	Assessment
1. Employment and Resources			
1.1 Business and industrial Zones	NA	NA	Note: No zoning change is proposed by this planning proposal.
1.2 Rural Zones	NA	NA	Note: No zoning change is proposed by this planning proposal.
1.3 Mining, Petroleum Production and Extractive Industries	NA	NA	Direction does not apply.
1.4 Oyster Production	NA	NA	Direction does not apply.
2. Environment and Heritage			
2.1 Environmental Protection Zones	NA	NA	Direction does not apply.
2.2 Coastal Protection	NA	NA	Direction does not apply.
2.3 Heritage Conservation	YES	YES	The subject site an extension to the Menangle Heritage Conservation Area in LEP 2011 and is consistent with this direction.
2.4 Recreation Vehicle Area	NA	NA	Direction does not apply.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	NA	NA	Direction does not apply.
3.2 Caravan Parks and Manufactured Home Estates	NA	NA	Direction does not apply.
3.3 Home Occupations	NA	NA	Direction does not apply.
3.4 Integrating Land Use and Transport	NA	NA	Direction does not apply.
3.5 Development Near Licensed Aerodromes	NA	NA	Direction does not apply.
4. Housing, Infrastructure and Urban Development			
4.1 Acid Sulphate Soils	NA	NA	Direction does not apply
4.2 Mine Subsidence and Unstable Land	YES	YES	The subject land is within a proclaimed mine subsidence district. The Mine Subsidence Board does not need to be consulted as this planning proposal does not permit development on the subject site; it only extends the Heritage Conservation Area of Menangle. The proposal is consistent with this direction.
4.3 Flood Prone Land	YES	YES	The subject land is identified by Council as being flood prone, however the proposal does not alter the zoning or permit additional development. The proposal is consistent with this direction.
4.4 Planning for Bushfire Protection	YES	YES	A small portion of subject land in the north is identified by Council as being bushfire prone, however the proposal does not alter the zoning or permit additional development. The proposal is

Ministerial Direction	Applicable to Draft LEP	Consistency of draft LEP with Direction	Assessment
			consistent with this direction.
5. Regional Planning			
5.1 Implementation of Regional Strategies	NA	NA	Direction does not apply.
5.2 Sydney Drinking Water Catchments	NA	NA	Direction does not apply.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NA	NA	Direction does not apply.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	NA	NA	Direction does not apply.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	NA	NA	Revoked.
5.6 Sydney to Canberra Corridor	NA	NA	Revoked.
5.7 Central Coast	NA	NA	Revoked.
5.8 Second Sydney Airport: Badgerys Creek	NA	NA	Direction does not apply.
6. Local Plan Making			
6.1 Approval and Referral Requirements	YES	YES	The planning proposal is for the expansion of the Menangle Heritage Conservation Area, however it does not include provisions requiring concurrence, consultation or referral to a Minister or public authority. Therefore the planning proposal is consistent with Direction No. 6.1.
6.2 Reserving Land for Public Purposes	NA	NA	This planning proposal does not reserve land for public purposes.
6.3 Site Specific Provisions	NA	NA	Direction does not apply.
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Strategy	YES	YES	This planning proposal is consistent with the Metropolitan Strategy.

Attachment 10

Letters of Support for Planning Proposal

Camden Historical Society Inc.

P.O. Box 566, Camden, NSW, 2570. Phone 4655 3400. ABN 84182869026.

www.camdenhistory.org.au

Email: info@camdenhistory.org.au

26th April 2011

The General Manager
Wollondilly Council
PO Box 21
Picton NSW 2571

Proposed Landscape Curtilage or Composite Heritage Curtilage Historic Village of Menangle

The Camden Historical Society is concerned that plans which are being proposed for the Menangle area will seriously degrade the considerable natural beauty and heritage values of this presently charming area.

Accordingly, the Society wishes to strongly support the proposal for a Landscape Curtilage or a Composite Heritage Curtilage for Menangle and its surrounds. The rural identity of the historic village must be protected from the proposed large business park and any possible associated housing. There are so many examples elsewhere in NSW of commercial developments destroying the character of attractive areas that, surely, Wollondilly Council can act to ensure that these mistakes of the past are not repeated here in such an area of national historic significance. This is an area which has many historic associations with the early colony, the cattle of the Cowpastures, the wool industry, the dairy industry and the Macarthur family. It must be protected by sound and wise decision making at this time of great threat to its welfare.

The Society is also aware that the individual cottages which make up the historic village of Menangle have not been adequately assessed and that a professional heritage assessment of the village is needed. Could Council please include such a study in its current planning for this area with appropriate heritage listing as an outcome of that study?

Menangle village is not an island. It remains an integral part of the landscape of the former Camden Park Estate. Views both to and from Menangle are important and are essential components of the shared community love and appreciation of this beautiful area. Council should be ensuring that there is a strategic overall plan that protects the various historic lands which include Camden Park, the Elizabeth Macarthur Agricultural Institute and the village of Menangle.

Yours faithfully,

Douglas Barrett
Secretary

CAMDEN PARK

MENANGLE 2568

Tel: 02 46558466

Fax: 02 46555466

Email: camdenpark@iprimus.com.au

April 30th, 2011

Mr. McMahon
The General Manager,
Wollondilly Shire Council,
PO Box 21,
Picton. NSW **2571**.

Dear Sir,

Re: Menangle Conservation.

We write to you in support of the Menangle Community's request, that Council establish a Composite Heritage Curtilage or Landscape Curtilage to protect the rural identity of this historic village.

We also request that Council consider undertaking further investigation of the early cottages which are an important part of the early history of the village.

Menangle Village was an integral part of the Camden Park Estate businesses and the life of the employees in the early years, and there is a strong case for it to be preserved for the benefit of future generations as the village forms part of a larger story. Belgenny Farm, Camden Park House and the Camden Park Estate all are well protected by appropriate listings, but not so Menangle.

Your sincerely,

John Macarthur-Stanham

Edwina Macarthur-Stanham

The Oaks Historical Society Incorporated

Wollondilly Heritage Centre

Edward Street, The Oaks, NSW 2570
Mail Address: PO Box 16, The Oaks, NSW 2570
Ph. (02) 46571796
Fax (02) 46571796

Email: tohs1988@bigpond.net.au

www.oaksheritagecentre.com

President: Ben Lyon

Secretary: Vivian Allen

Treasurer Maureen Whyte

The General Manager
Wollondilly Shire Council,
Menangle Street
Picton 2571
Friday, 29 April 2011

Dear Sir,

I am writing on behalf of the members of The Oaks Historical Society who have been made aware that there are proposals to develop areas around the village of Menangle and would like to suggest that Council act now to establish a protective curtilage around the village and initiate further heritage studies of the village and surrounding landscape.

Very few of Wollondilly's villages have been afforded such protection and are now a mixture of architectural styles and struggle to maintain individuality or promote any heritage significance. This is important when considering how people value where they live. The Museum at the Wollondilly Heritage Centre offers a range of changing exhibitions and publications to explain our shared local history and we find that people respond to the knowledge of their history by an increase in respect for their heritage and in valuing their surroundings.

Menangle is fortunate in that it retains most of its built heritage and would benefit greatly from historic interrogation of the individual cottages to provide a narrative for interpretation. It has associations to Aboriginal people and places, to the Cowpastures and the development of the agricultural and dairying industries and could be regarded as a potential 'jewel' for cultural tourism initiatives if adequately researched. We suggest consultation with the community, local historical and heritage societies, the NSW Heritage Council and Wollondilly Heritage Advisor to establish a strong case for further interpretation of this village and its connection to Camden and the Macarthurs and potential strategies to ensure its economic and heritage sustainability.

We support the initiatives of the Menangle community to protect the village by establishing a Composite Heritage Curtilage or Landscape Curtilage and halt any plans which would destroy the integrity of the village and surroundings.

Yours sincerely



Secretary
The Oaks Historical Society

BELGENNY FARM

Birthplace of Australia's Agriculture



Elizabeth Macarthur Ave Camden NSW 2570 • PMB 4008 Narellan NSW 2567 • Ph 02 4654 6800 • Fax 02 4655 9657 • Web: www.belgennyfarm.com.au • Email: belgenny@industry.nsw.gov.au

The General Manager
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

Dear Sir

Menangle Community Request

I write to you in support of the Menangle Community's request, that Wollondilly Council establish a Landscape Curtilage to protect the rural identity of this historic village, which was first recorded in 1866.

The village was an integral part of the Camden Park Estate businesses and the life of the employees in the early years. Belgenny Farm, Camden Park House and the Camden Park Estate all are well protected by their National and State Heritage listings, however Menangle only has a conservation area and some individual listings. I therefore support the investigation and possible establishment of appropriate heritage listings for both the village and the unlisted assets, as has happened at Belgenny Farm and Camden Park Estate and Camden Park House.

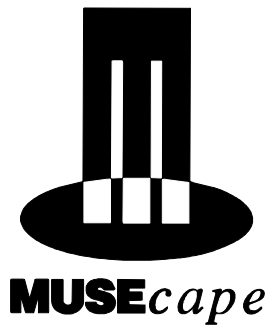
Menangle with its 'still to be seen' English Village layout of churches, shop, school, hall and houses, right in the Cowpastures and being part of Australia's first pastoral farm, the Macarthur's "Camden Park Estate", makes the preservation of this 1871 School, 1866 Village layout, 1876 St James Church, 1952 Rotalactor, 1883 Creamery, 1900 General Store and bakery and 1863 Railway, an important consideration.

There is also educational and tourism potential in Menangle, as happens at the DET Environmental School at Menangle, where 6000 students are educated annually and the Camden Park Estate's Belgenny Farm, where some 15,000 people visit annually and where some 2000 people visit the Menangle Village as well. This is a lot of people already visiting the Camden Park Estate Heritage which clearly shows that the idea of preserving Menangle for future generations is worth investigating.

Kind regards
Yours sincerely

Dr A C Archer
Chair, Belgenny Farm Trust, 0427 202 948

2 May 2011



2 May 2011

The General Manager
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

Dear Sir

Re: Improved protection for the heritage values of Menangle Village

As a heritage consultant with more than 30 years' experience in the identification, assessment, management and interpretation of cultural landscapes and as the former consultant heritage advisor to Wollondilly Shire Council I am writing to express my concern at the potential threats posed by the 'Planning Proposal submitted to the Joint Regional Planning Panel for Lands around Menangle Village' to the heritage values of the village and to express my support for the following initiatives:

1. An expanded Composite Heritage Curtilage or Landscape Curtilage that will protect the cultural landscape character of the historic village of Menangle, including important views and vistas to, from and within the village;
2. Further investigation of those heritage items already listed within the village and its vicinity and those potential heritage items including a number of historic cottages in Station Street and Menangle Road which were erected in the early 20th century as part of the developments associated with the Camden Park Estate;
3. Enhanced heritage planning controls over an extended curtilage for Menangle Village that should provide at least the same level of control as existed under Development Control Plan (DCP) 41 – Menangle Village;

Several colleagues and I are nearing completion of a Conservation Management Plan for the Elizabeth Macarthur Agricultural Institute (EMAI) which we are preparing for the NSW Department of Trade and Investment, Regional Infrastructure and Services (formerly Industry and Investment NSW).

One of our recommendations arising from that study is likely to be that there should be appropriate statutory protection and improved interpretation for those items relating to the former Camden Park Estate that are now beyond the boundaries of EMAI, Belgenny Farm or Camden Park mansion and its curtilage.

This includes Menangle Village and listed and potential heritage items at Menangle, Cawdor, Mount Hunter and Camden. These items include the former creameries (at Menangle and Mount Hunter and the site of the former creamery at Cawdor), the Rotolactor site at Menangle, the former Camden Park gate lodge on Remembrance Driveway and a former dairy in Camden. Irrespective of their locations within current

local government area boundaries, these sites deserve appropriate recognition as part of the total story of the agricultural development of the district.

I do hope that Council will take my comments into account at the Community Forum meeting to be held on 9 May 2011 in its consideration of measures to protect the very significant heritage values of Menangle Village. I also urge Council to consider further measures to protect other sites within Wollondilly local government area associated with the former Camden Park Estate.

Yours faithfully



Chris Betteridge
Director
MUSEcape Pty Ltd
Heritage Consultants