

Local heritage listing of the former Menangle School of Arts Community Hall, 4 Station Street, Menangle

Proposal Title :	Local heritage listing of the former Menangle School of Arts Community Hall, 4 Station Street, Menangle		
Proposal Summary :	To include the former Menangle School of Arts Community Hall and its curtilage, 4 Station Street, Menangle (Lot 1 DP 306368) in Schedule 5 of the Wollondilly LEP 2011 as a local heritage item.		
PP Number :	PP_2012_WOLLY_004_00	Dop File No :	12/12931

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :

- 1.1 Business and Industrial Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.2 Mine Subsidence and Unstable Land
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended the Planning Proposal proceed subject to the following conditions:

- 1) The planning proposal is to be completed in 6 months.
- 2) Prior to the planning proposal proceeding to public exhibition, the Mine Subsidence Board and Office of Environment and Heritage: Heritage branch are to be consulted. Any comments received from these Government Agencies should be considered prior to proceeding.
 - The Mine Subsidence Board should be advised about the impact the local heritage listing of the former Menangle School of Arts Community Hall with regards to the considerations in clause 5.10(10) of the Wollondilly LEP 2011.
 - The Office of Environment and Heritage: Heritage branch should confirm the RPA's heritage assessment and the item's local heritage significance.
- 3) The planning proposal should it proceed, should be exhibited for 28 days.
- 4) A public hearing is not required with this planning proposal.
- 5) Further assessment is required on Section 117 Direction 1.1 - Business and Industrial zones prior to the planning proposal being returned to the Department.
- 6) The public exhibition material should include a marked up Wollondilly LEP 2011 Heritage Map Sheet HER_010B indicating the location of the proposed local heritage item.
- 7) The RPA is to confirm what changes are required to map sheet HER_011D for this planning proposal, and if amendments are required to map sheet HER_011D, this explanation should be included in Part 2 - Explanation of Provisions in the planning proposal.

Supporting Reasons :

- 1) It is an appropriate timeframe to complete this planning proposal
- 2) The RPA is to consult with the Mine Subsidence Board to confirm that they have no

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objections to the planning proposal, in particular whether the land is is a high risk of mine subsidence, and whether there is adequate information/ justification to list the Menangle Hall as a local heritage item.

3) This is an appropriate timeframe to enable the public to comment on this planning proposal.

4) A public hearing is not required.

5) The site is located in an existing business area and as such this section 117 Direction is applicable to this planning proposal.

6) This map will clarify to the community where the proposed heritage item is located and what amendment will be made to the Wollondilly LEP 2011 heritage map sheet HER_010B.

7) The explanation of provisions should clearly explain the reasons that heritage map sheet HER_011D is required to be amended with this planning proposal. The RPA is to confirm what amendment is required to map sheet HER_011D.

Panel Recommendation

Recommendation Date : 16-Aug-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, Council is to identify the proposed local heritage item on Heritage Map sheet HER_010B. This map is to be placed on public exhibition with the planning proposal to clearly outline the proposed changes to be made to the heritage map.
2. Prior to undertaking public exhibition, Council is to amend the planning proposal to advise whether the proposal is consistent with Direction 1.1 Business and Industrial Zones or whether the Director Generals concurrence in relation to the Direction is being sought. This Direction applies because the site is zoned for business purposes.
3. Council is to consult with the Mine Subsidence Board in accordance with Section 117 Direction 4.2 Mine Subsidence and Unstable Land and amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.
4. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage (Heritage Branch)
 - Mine Subsidence Board

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional

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matters to be addressed in the planning proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

7. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____

Date: _____