

Planning Proposal

to amend Wollondilly Local Environmental Plan 2011



Menangle Landscape Conservation Area

for the listing of the landscape surrounding the village of Menangle as a Landscape Conservation Area in Schedule 5 to the LEP to protect the rural landscape setting and view corridors to and from the village from development which could negatively impact on its heritage values.



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Introduction

This planning proposal for the amendment of Wollondilly Local Environmental Plan (WLEP) 2011 was originally prepared by Council staff in mid-2011. The proposal was forwarded to the Department of Planning & Infrastructure (DP&I) on 21 July 2011 for a Gateway Determination.

On 29 August 2011 the DP&I informed Council that the Gateway had determined that the planning proposal should not proceed for the following reasons:

- 1. The initial heritage assessment is considered insufficient as it does not provide satisfactory consideration of the heritage significance of the proposed landscape conservation area and the values and heritage characteristics of the land to justify the progression of the proposal at this stage. Council should prepare a detailed heritage study, which identifies the heritage values (including visual corridors and views, rural landscape setting and historical significance) of the area and how Council intends to preserve these values. In doing so, the study should refine the boundary of the proposed conservation area having consideration to landscape value identified by the heritage study.*
- 2. Following completion of the heritage study, further consideration is to be given to address and justify the inconsistencies of the proposal against section 117 Direction 3.1 Residential Zones. In doing so, particular attention is to be given to the impact of the landscape conservation area on potential future residential growth such as land adjoining Menangle village to the north, which had been identified as potential residential growth under Council's Wollondilly Growth Management Strategy 2011.*

In response to this Gateway Determination, Council commissioned heritage consultants MUSEcape Pty. Ltd. to undertake a detailed heritage report to address the issues raised. This report was delivered to Council in June 2012 and was reported to Council in July. As per Council Resolution 161/2012, the recommendations of this report have been used to revise the planning proposal presented below.

Part 1 – Objectives or Intended Outcomes

As revised, this proposed amendment to WLEP 2011 aims to provide for the protection of the land surrounding the village of Menangle through the creation of the Menangle Landscape Conservation Area around the existing Menangle Heritage Conservation Area (as opposed to replacing it) and the expansion of the boundaries of the proposed landscape conservation area to include the heritage listed property of Gilbulla to the south-east of the village (as shown in the map above).

Part 2 – Explanation of Provisions

The following provisions are required to facilitate the objectives and outcomes of this planning proposal:

- Amend Wollondilly LEP 2011 Schedule 5 Part 2 Heritage Conservation Areas to include a new item C6 as shown below:

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

and;

- Amend Wollondilly LEP 2011 Heritage Map Sheets HER 010B and HER 011D to show the land surrounding Menangle village as a *Conservation Area – Landscape*, identified by vertical green hatching, in accordance with the attached Map – *Proposed Amendment to Heritage Map* (as shown on page 15).

Part 3 – Justification

Section A – Need for the planning proposal

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

The DP&I's Gateway Determination required Council to prepare a detailed heritage study to identify:

The heritage values (including visual corridors and views, rural landscape setting and historical significance) of the area and how Council intends to preserve these values. In doing so, the study should refine the boundary of the proposed conservation area having consideration to landscape value identified by the heritage study.

As per this direction the revised planning proposal is primarily informed by a detailed heritage study prepared for Council by heritage consultants MUSEcape Pty. Ltd. This study, *Menangle Landscape Conservation Area – Assessment of Significance & Proposed Boundaries*, summarises all of the previous studies, planning documents and government policies and feedback which have informed the heritage conservation of the study area, as well as providing a set of recommendations to inform the planning proposal. The complete text of this study is included as *Appendix 5* to this proposal.

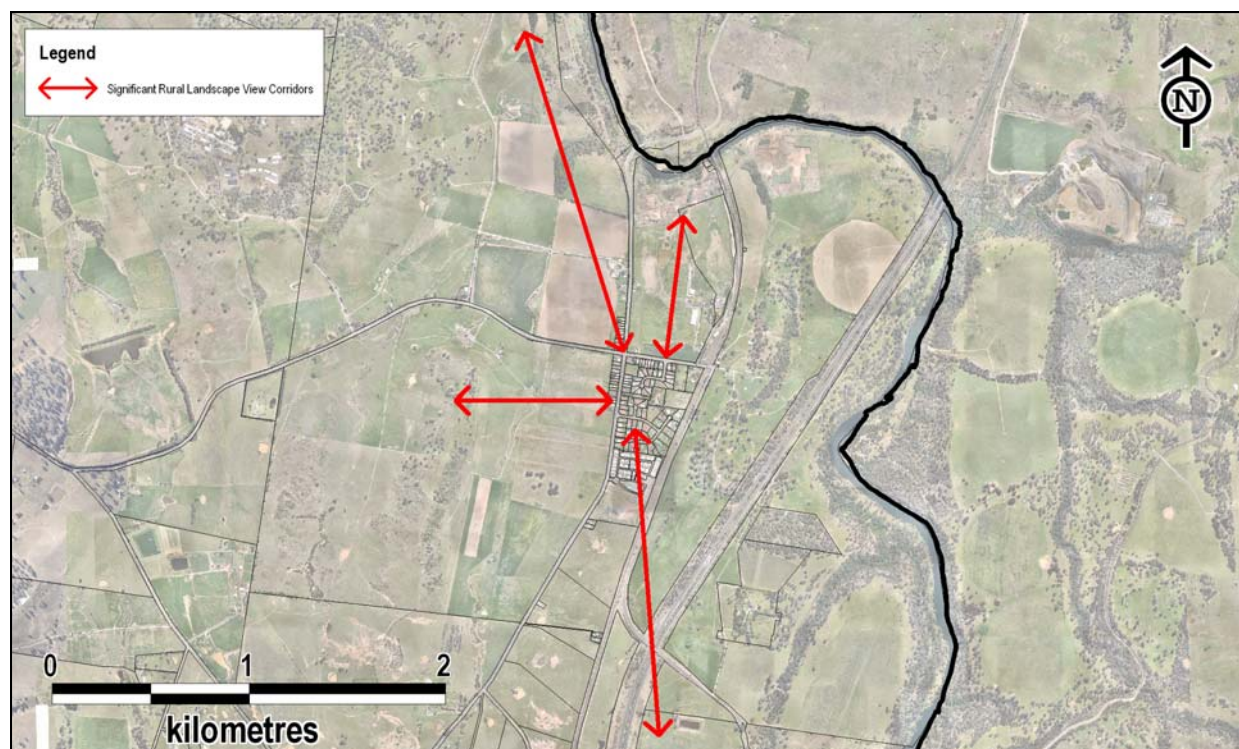
Below is Council's response to the above direction. It incorporates the findings and recommendations of the detailed heritage study, justification for the landscape conservation area and Council's final proposed boundary of the Menangle Landscape Conservation Area:

Views and Visual Absorption Capacity

In *Figure 1* below, the arrows represent the four most significant rural landscape view corridors, clockwise from north, these are:

- North – Railway, Rotolactor, Central Creamery with grazing and cropping land;
- South – St James Hill to Gilbulla with grazing and cropping land;
- West – Mt Taurus with grazing and cropping land; and
- North-west – Menangle Pond and Barrigal Lagoon with grazing and cropping land.

Figure 1 – Significant Rural Landscape View Corridors



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Views and vistas can be significant elements within a cultural landscape, providing residents and visitors with panoramic views, restricted views, narrow vistas and glimpses of natural areas, geographic and historic landmarks and historic sites. There are existing and potential views and vistas from the public domain within the Study Area, from public roads, recreation areas and from the waterways themselves. Some of these views are panoramic while others are restricted to varying degrees by buildings, road and railway infrastructure, riparian vegetation and landscaping along roadsides and within properties. Within the Study Area there will be many existing and potential opportunities for motorists, train passengers, pedestrians and cyclists to gain visual access to a wide range of heritage items and their cultural landscape context.

Visual absorption capacity is an estimation of the ability of a particular area of landscape to absorb development without creating a significant change in visual character or a reduction in scenic quality of the area. The capacity of an area to absorb development visually is primarily dependent on landform, vegetation and the location and nature of existing development. A major factor influencing visual absorption capacity is the level of visual contrast between the proposed development and the existing elements of the landscape in which it is to be located. If, for example, a visually prominent development already exists, then the capacity of that area to absorb visually an additional development of similar scale and grain is higher than a section of land that has no similar development but has a natural undeveloped visual character. Given the nature and extent of existing development within the Study Area, the visual absorption capacity for new developments will vary from very low to very high, depending on the location and the nature and extent of new development.

Assessment of Heritage Significance

The entire study area is an historic cultural landscape, including relict areas that demonstrate historic agricultural and horticultural practices and evolving areas that demonstrate the ongoing research and experimentation commenced by the Macarthur family and continued by the NSW agricultural agencies. Cultural landscapes by their name imply human intervention but they may also include substantial natural elements. "They can present a cumulative record of human activity and land use in the landscape, and as such can offer insights into the values, ideals and philosophies of the communities forming them, and of their relationship to the place. Cultural landscapes have a strong role in providing the distinguishing character of a locale, a character that might have varying degrees of aesthetic quality, but, regardless, is considered important in establishing the communities' sense of place."

The explorer Barrallier wrote in 1802 of the Aboriginal people near Camden, at the southern extremity of the Cumberland Plain, noting that in 'the swamps of Manhangle [sic], Carabeely, and others, enormous eels, fishes and various species of shells are found, which are sometimes used by the natives as food.'

The Menangle cultural landscape is historically significant for its evidence of early 19th century rural settlement and for its location along Menangle Road and the Main Southern Railway Line, a major mid-19th century engineering work in the colony of NSW. The historical significance of the landscape derives from the fact that it was part of the Macarthur family's Camden Park rural enterprise and includes the routes of major historic road and rail links south of Sydney. The cultural landscape is considered to be significant for the presence of these transport corridors and development directly associated with them, together with the conspicuous response of the patterns of settlement and agricultural land use to the strong influences of the topography, soils, flooding and the availability of water.

Menangle village and its landscape setting not only have strong associations with the surveying and construction of the Main Southern Railway Line but also strong associations with many individuals and families influential in the settlement and subsequent development of the area, particularly the extended Macarthur, Stanham and Onslow families and the many convicts, tenant farmers and others employed to develop and run the estate.

Aesthetically significant are the visual contrasts of surrounding ridges, hill slopes and cultivated river flats. The placement of buildings generally above the flood prone lands reinforces the dual unity between the landscape and its powerful biophysical determinants. The landscape also has aesthetic qualities derived from the mix of remnant natural features with active and relict agricultural landscapes that are evolving with new land uses such as residential development and aged care facilities.

The Study Area includes a number of buildings of outstanding architectural quality, designed by prominent architects John Horbury Hunt and Sulman and Power.

While the criterion for social significance has not been tested quantitatively by this author, submissions by members of the Menangle community in response to development proposals in recent years suggest that they have very strong views about the significance of the place, for a variety of reasons, including its European historic heritage values and its cultural landscape values. It is considered highly likely that the community would feel a great sense of loss if these values were threatened, diminished or destroyed by unsympathetic development. The social

significance is also attested by the fact that the area and/or heritage items within it have been recognised as significant by the local government authority and by the NSW Government.

Further research of the documentary evidence and existing heritage fabric of Menangle village and its cultural landscape setting is considered highly likely to yield more information on the natural history of the place and its Aboriginal and non-indigenous cultural heritage. Archaeological investigations could reveal information about the fabric and methods of construction of various structures including the road and rail bridges, the Railway Station, the former Menangle Creamery and the former Rotolactor, as well as cottages, dairies and other agricultural structures.

The area possesses a rare mix of natural, indigenous and non-indigenous cultural heritage values arising from the local topography, geology, soils, streams and vegetation and the ways in which those environmental attributes influenced the occupation of the land by Aboriginal people, the construction of the Menangle Road and the Main Southern Railway Line, early European settlement and agriculture, decline following development of alternative land uses and transport routes and, more recently, residential subdivisions and rural lifestyle developments. A limited comparative analysis with other similar rural estates in NSW and elsewhere in Australia supports this assessment of rarity.

Menangle is representative of villages established along English country estate lines to provide accommodation and services for rural estate workers and a focus for particular agricultural enterprises, in Menangle's case, the estate's dairying operations.

Why is a Landscape Conservation Area needed for Menangle?

Menangle village and items within the village are special places, as evidenced by its long-term recognition on authoritative heritage registers and schedules and the fervour with which recognisable groups within the local and wider community have sought to have its heritage values protected and new development within the area controlled.

The landscape setting of the village and items are equally as significant. The creation of a landscape conservation area would give that setting an equal status of heritage protection and conservation as that of the village and individual items.

In NSW there is a wide range of mechanisms available for the statutory and non-statutory protection and management of places of heritage significance, including but not limited to the following:

- listing on an LEP heritage schedule;
- listing on the State Heritage Register (SHR);
- inclusion within a heritage conservation area;
- environmental management zoning;
- short-term protection under an Interim Heritage Order (IHO);
- acquisition and management by the Historic Houses Trust of NSW;
- reservation under the National Parks and Wildlife Act;
- listing on the National Heritage List;
- listing on the Register of the National Trust of Australia (NSW).

Given the very high level of significance of Menangle village and its landscape setting, it is considered that a landscape conservation area around the existing (urban) heritage conservation area, combined with existing listing of heritage items on the LEP schedule or the SHR and application of appropriate environmental protection and management zones represent the most appropriate form of statutory protection and planning control.

Statutory protection and planning control will be sustained with enforcement, advice and encouragement by Wollondilly Shire Council and community support.

Boundary of Existing Menangle Heritage Conservation Area

The original 1991 boundary for the Menangle Conservation Area (MCA) was centred upon the hill where the landmark St James' Anglican Church is located. The MCA included former Camden Park Estate cottages in Station Street and St Patricks Catholic Church as well as the School of Arts and the Menangle Public School. The northward extension in 2010 took in the Rotolactor site, Creamery and Railway Station as well as an area of agricultural land north of Station Street.

Detailed Heritage Study's Rationale for an Extended Conservation Area Boundary

The detailed heritage study demonstrates that a landscape conservation area around the existing Menangle Conservation Area is warranted to provide the recognition and greater statutory protection to the setting of the area's considerable heritage values. The boundary of the landscape conservation area proposed by the heritage study is similar to that shown in Council's previously submitted planning proposal, with the addition of lands around the former Macarthur property Gilbulla which not only has strong links to the family and the Camden Park estate but has high heritage significance in its own right derived from its aesthetic values as the work of noted architects Sulman & Power and strong religious associations as a retreat.

Parts of the former Camden Park Estate to the west of Menangle (comprising Camden Park and EMAI) are included on the State Heritage Register. It seems incongruous that equally significant parts of the former Camden Park Estate around Menangle are not so recognised or protected. While EMAI is NSW Government-owned, Camden Park is privately owned (by the Macarthur-Stanham family). Those parts of the former estate, including the hub of its dairying operations at Menangle deserve protection equal to SHR listing and further investigation may justify such listing. Inclusion within an expanded landscape conservation area will at least provide further statutory protection and necessary controls over development.

Evolution of the Proposed Boundary of the Menangle Landscape Conservation Area

The maps below show the evolution of the final proposed boundary of the Menangle Landscape Conservation Area. *Figure 2* shows the boundary as it was originally submitted to the DP&I, *Figure 3* shows the boundary as proposed by MUSEcape's detailed heritage study (with the extension of the boundary to surround the lands around Gilbulla indicated by the dashed line) and *Figure 4* is the final boundary as recommended by this planning proposal.

Figure 2 – Boundary as Originally Submitted to DP&I

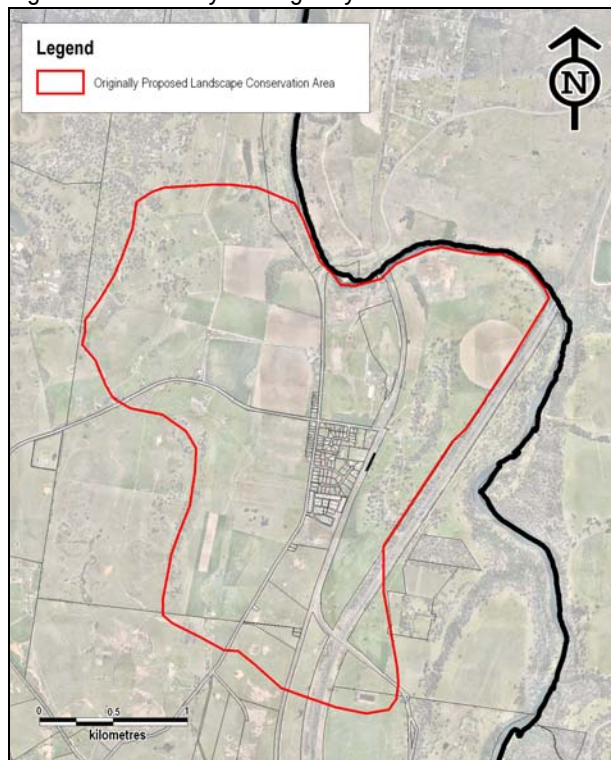
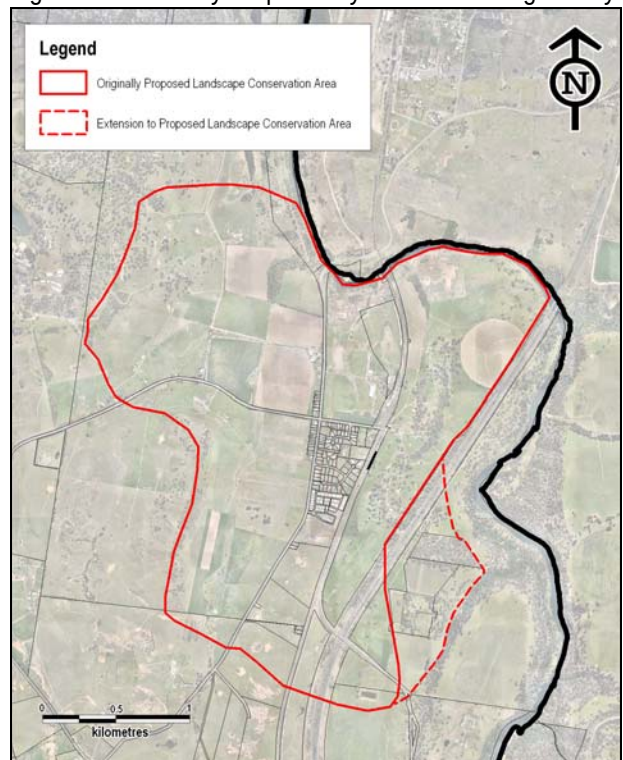


Figure 3 – Boundary Proposed by Detailed Heritage Study



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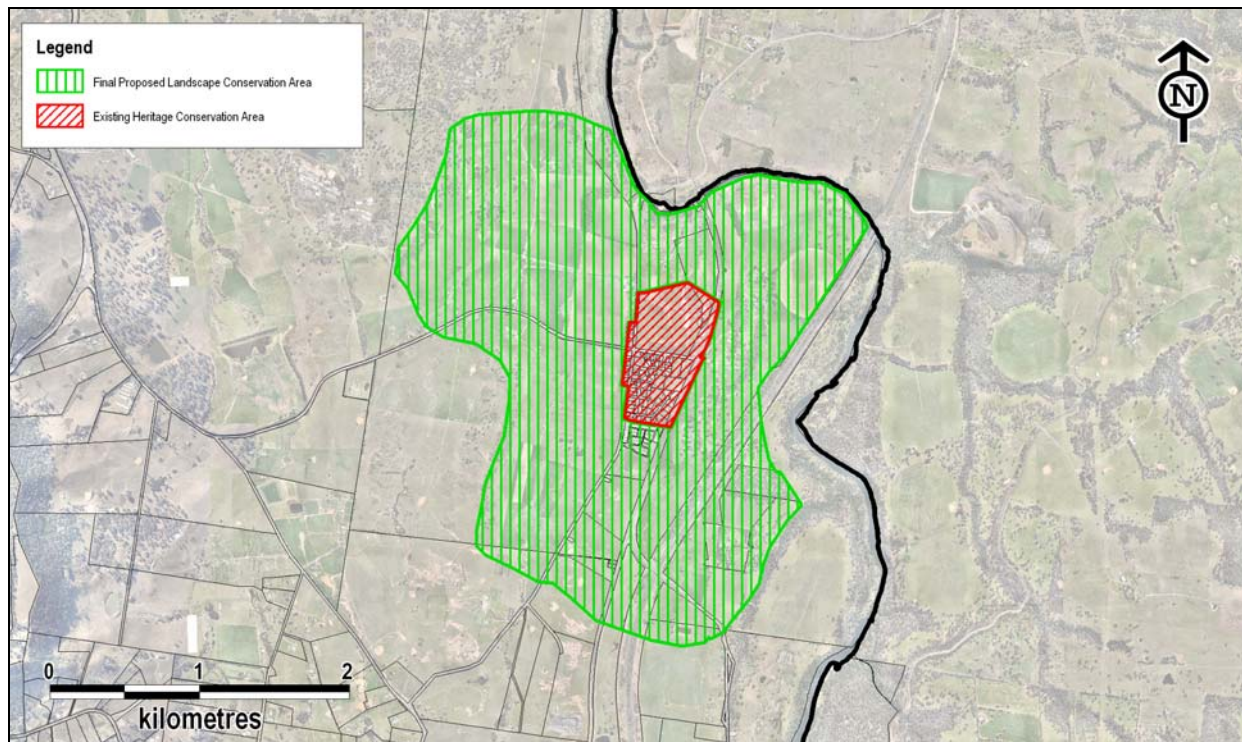
As originally prepared the planning proposal, and the maps accompanying it, did not clearly indicate the boundaries of the urban conservation area and the landscape conservation area. The map submitted with the original planning proposal indicating the boundaries of the proposed landscape conservation area (as shown in *Figure 2* above) showed it replacing the existing Menangle Heritage Conservation Area. The text of the document also referred to the 'extension' of the heritage conservation area. This revised planning proposal aims to clarify Council's intentions to distinguish between the two conservation areas.

The detailed heritage study proposed the extension of the boundary of the proposed landscape conservation area to include the land surrounding the heritage listed property of Gilbulla to the south-east of the village (as shown in *Figure 3* above).

Final Proposed Boundary of the Menangle Landscape Conservation Area

The final proposed curtilage of the Menangle Landscape Conservation Area has been revised to include the property containing Gilbulla. The curtilage has also been revised to clearly show it *surrounding* the existing heritage conservation area as opposed to replacing it. These revisions are shown in Figure 4 below and in the attached Map – Proposed Amendment to Heritage Map.

Figure 4 – Final Proposed Boundary of the Menangle Landscape Conservation Area



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Response to Detailed Heritage Study's Recommended Conservation Management Measures

MUSEcape's Detailed Heritage Study recommended the following measures to conserve the natural and cultural heritage values of the Menangle Landscape Conservation Area, some of which have been adopted, others are considered beyond the purview of this planning proposal:

- 1) Listing of Menangle Landscape Conservation Area (as shown in Figure 2) in Schedule 5 to Wollondilly Local Environmental Plan 2011.

Response: Council has adopted the expanded boundary proposed by the Detailed Heritage Study, but has also revised the Landscape Conservation Area so that it surrounds the village Heritage Conservation Area instead of replacing it (as shown in Figure 4 above and the Proposed Amendment to Heritage Map attached).

- 2) Consideration of appropriate land use zones within, and in the vicinity of the Menangle Landscape Conservation Area (as shown in Figure 5 below).

Response: Council appreciates the intentions of this suggested rezoning, but it does not support this solution. It is Council's position that this falls outside the purview of this planning proposal. This land has been rezoned for residential use for a number of years and a residential subdivision on the land was approved in 2005.

- 3) Amendment to the provisions of WDCP 2011 such that they apply to Menangle Landscape Conservation Area.

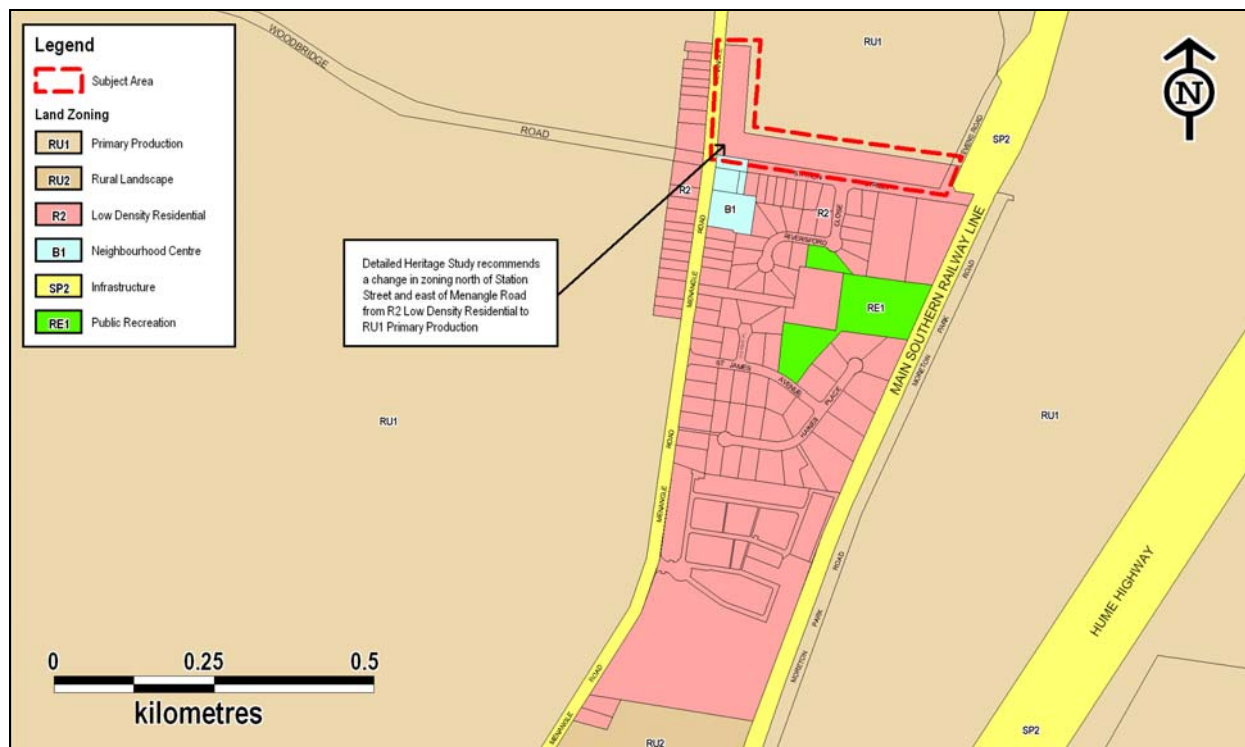
Response: Council supports the drafting of minor amendments to Wollondilly Development Control Plan (WDCP) 2011 to address the introduction of the Menangle Landscape Conservation Area.

- 4) Controls on subdivision to conserve historic settlement patterns (as shown in Figure 6 below).

Response: Council considers that the listing of the existing Menangle Conservation Area in WLEP 2011 and the provisions within WDCP 2011 provides enough control over the development of the village.

- 5) Location of subdivision in less visually sensitive areas (as shown in *Figure 7* below).
Response: Minor amendments could be made to WDCP 2011 to address development which could occur in less visually sensitive areas within and in close proximity to the Menangle Landscape Conservation Area.
- 6) Development of complementary detailed design guidelines for new development and for sympathetic alterations and additions to existing buildings including adaptive re-use within the Menangle Landscape Conservation Area. Guidelines are to address siting, built form, materials, exterior finishes and landscaping similar to Article 22.2 of the Burra Charter of Australia ICOMOS and are to be added to WDCP 2011.
Response: Council considers that those provisions currently contained in WDCP 2011 which control development in Menangle village are sufficient to protect the heritage values of the village and control any new development in or around the village.
- 7) Undergrounding of power lines wherever possible to reduce visual clutter and so as not to detract from visual landscape qualities.
Response: This falls outside the purview of this planning proposal.
- 8) Development of an Interpretation Plan for the Menangle Landscape Conservation Area and the Menangle Conservation Area that complies with the Interpretive Policy and Guidelines of the Heritage Council of NSW and current best practice in interpretation generally and provides culturally appropriate means of communicating significance to the community.
Response: This falls outside the purview of this planning proposal.
- 9) Integration of interpretation of Menangle Landscape Conservation Area and the Menangle Conservation Area with other places associated with the Macarthur family's agricultural enterprises in the Wollondilly, Camden and Campbelltown local government areas, both government-owned and privately-owned.
Response: This falls outside the purview of this planning proposal. However, there may be potential for this approach to be pursued in future.
- 10) Additional provisions in WDCP 2011 which discourage the introduction of discordant elements in the cultural landscape such as the following:
- dense screens of fast growing conifers;
 - large farm sheds, particularly those of non-traditional design and with visually intrusive exterior finishes, in visually prominent locations;
 - solid fences such as metal panel types.
- Response: Council supports the drafting of minor amendments to WDCP 2011 to address the introduction of appropriate provisions for the Menangle Landscape Conservation Area.*
- 11) Additional 'urban – rural' interface design guideline provisions in WDCP 2011 which encourage the following:
- open form fencing with high ratio of voids to solids e.g. rural-style post and wire fencing;
 - perimeter roads separating urban land from rural land.
- Response: Council supports the drafting of minor amendments to WDCP 2011 to address the introduction of appropriate provisions for the Menangle Landscape Conservation Area.*
- 12) Controls in WDCP 2011 for the location, size and design of way-finding, informational, interpretive and advertising signage to prevent a proliferation of unnecessary signs or insensitive signs.
Response: Council supports the drafting of minor amendments to WDCP 2011 to address the introduction of appropriate provisions for Menangle Landscape Conservation Area. This is a measure which could be considered as part of such amendments.

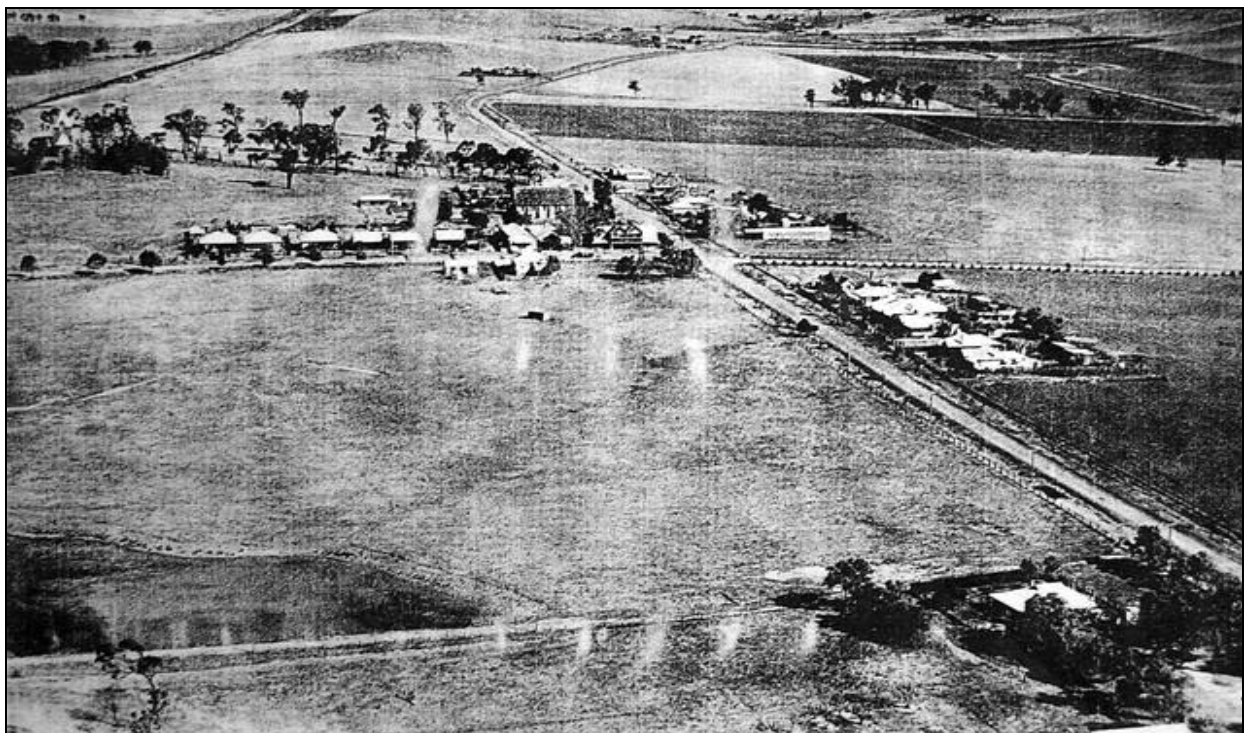
Figure 5 – Zoning Change Proposed by Detailed Heritage Study



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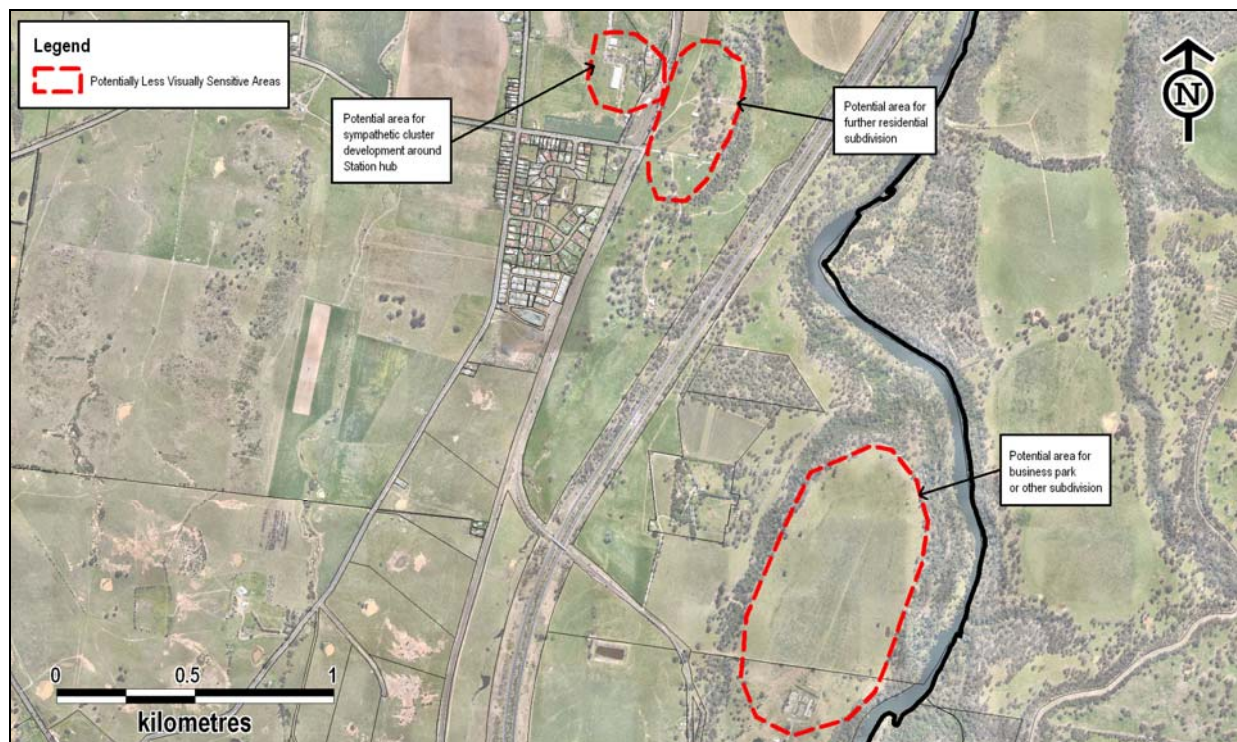
Figure 5 above shows existing land use zones in Menangle. MUSEcape's Detailed Heritage Study recommends rezoning the land north of Station Street and east of Menangle Road from *R2 Low Density Residential* to *RU1 Primary Production* to retain views to the historic core of Menangle village. However this land has been zoned for residential use for a number of years and was approved for subdivision in 2005.

Figure 6 – Aerial Photograph Showing Historic Subdivision Pattern of Menangle



The photograph shown in Figure 6 above, taken from above the Nepean River looking south, shows the historic subdivision pattern of the village of Menangle post 1896. The detailed heritage study suggests that, although there has been extensive residential subdivision south of Station Street in recent years, subdivision north of Station Street would have a negative impact on the perception of the village as an historic settlement.

Figure 7 – Potentially Less Visually Sensitive Areas Surrounding Menangle



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Figure 7 above identifies potentially less visually sensitive areas which could be utilised for further residential subdivision and / or employment lands.

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 planning proposal is the best means of achieving Council's desired objective of protecting the heritage of the landscape surrounding Menangle and of protecting the setting of the

3. Is there a net community benefit?

Overall, the proposal will provide a net community benefit for the following reasons:

- It provides for the protection of a valued rural landscape associated with the Macarthur family's Camden Park Estate.
- The creation of a landscape conservation area around the existing heritage conservation area, as opposed to replacing it, allows for limited future residential expansion of the village within less visually sensitive areas (as shown in Figure 7 above). This is in response to direction 2 of the Gateway Determination, that the planning proposal should address inconsistencies with Section 117 Direction 3.1 Residential Zones.
- Council's decision to pursue the implementation of a landscape conservation area was in response to a proposal for a large industrial business park, residential lots and a new town centre on land to the south east of the village. It is Council's belief that this would seriously impact on the heritage value of the village, its rural landscape setting and the amenity of the community of the village.

Appendix 3 addresses the evaluation criteria for conducting a Net Community Benefit Test within the Draft Centres Policy (2009) as required by the guidelines for preparing a planning proposal.

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 Local Environmental Plan 2011

Wollondilly Local Environmental Plan (WLEP) 2011 was published on 23 February 2011. This proposal aims to amend the LEP to create a landscape conservation area around the existing heritage conservation area, and would use the existing LEP provisions for heritage conservation

Wollondilly Community Strategic Plan

The Wollondilly Community Strategic Plan 2030 (WCSP) sets goals and directions for 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.

Wollondilly Growth Management Strategy 2011

Wollondilly's Growth Management Strategy (GMS) was adopted by Council on 21 February 2011. All planning proposals which come to Council must be assessed against the Key Policy Directions within the GMS. A table addressing these directions is included as *Appendix 4* to this planning proposal.

The Structure Plan for Menangle in Council's GMS identified a Special Cultural Investigation Area around the village. This investigation area informed the boundaries of the landscape conservation area as originally submitted to the DP&I for a Gateway Determination. The boundaries of the area have now been revised as outlined above.

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

The planning proposal is consistent with applicable State Environmental Planning Policies (see *Appendix 1*).

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

The planning proposal is consistent with applicable Section 117 Directions (for Council's complete response to this requirement see *Appendix 2*).

Section 117 Direction 3.1 Residential Zones

The DP&I's Gateway Determination required that further consideration be given to:

Address and justify the inconsistencies of the proposal against section 117 Direction 3.1 Residential Zones. In doing so, particular attention is to be given to the impact of the landscape conservation area on potential future residential growth such as land adjoining Menangle village to the north, which had been identified as potential residential growth under Council's Wollondilly Growth Management Strategy 2011.

As revised the proposed landscape conservation area would not negatively impact on the ability for the village to accommodate new residential growth. Although Menangle was identified as part of the Macarthur South Urban Release Area in 1991 this is yet to have progressed any further and the NSW Government has indicated that the area is not required for Sydney's expansion in the next 25 years. This matter is also addressed in the report to Council's Ordinary Meeting of 16 July 2012 included as *Appendix 6*.

The planning proposal has now been revised to clearly delineate between the existing Menangle Heritage Conservation Area and the proposed Menangle Landscape Conservation Area. As shown in the Map – *Proposed Amendment to Heritage Map*, on page 15, the landscape conservation area is now shown as surrounding the existing heritage conservation area as opposed to replacing it.

Council considers that the above change to the boundaries allows for further residential rezoning and subdivision within the existing heritage conservation area, in-line with the controls in WDCP 2011, whilst protecting the conservation values of the landscape surrounding the village. It is also considered that should there be a need for new residential zoned land it may be accommodated within the less visually sensitive areas identified in *Figure 7*.

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?

Although substantially cleared for agricultural purposes since European settlement of the area, there remain some stands of native vegetation in the subject area which could contain endangered flora and fauna. The introduction of a landscape conservation area would allow for the protection of this vegetation. An appropriate environmental protection zoning could be considered to provide further protection for this vegetation, if future studies determine it is worthy of protection.

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

The introduction of a landscape conservation area would have a beneficial effect on the environment of the area as it would provide for the protection of the remnant native vegetation, rural open space surrounding Menangle village and the setting of the village and heritage items in the locality.

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

This proposal aims to protect the historic rural landscape setting of the village of Menangle. The protection of this landscape and the views to and from the existing Menangle Heritage Conservation Area are important to maintain the character of the village. Limited residential subdivision has successfully contained the spread of Menangle village into the surrounding farmlands and has helped to preserve its character.

The implementation of a landscape conservation area surrounding the existing heritage conservation area should allow for the protection of the village and its surrounds from incompatible new development and retain its character.

The existing village centre is at a road cross-section marked by the Menangle General Store. The rural atmosphere of the village is dependent on its rural landscape setting and the views into the surrounding farmland as well as on the various historic buildings and structures in and around the village such as the General Store, St James' Anglican Church, St Patrick's Catholic Church, the Menangle Railway Station Group and Gilbulla.

It is considered that there are sufficient local facilities and services to meet the needs of the existing residents. Larger scale facilities and services, such as regional medical services, are provided by towns such as Picton and the larger centres of Camden and Campbelltown.

Section D – State and Commonwealth interests

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

As this proposal is for the protection of a rural landscape area this would not impose an additional burden on the public infrastructure of the locality.

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

No State or Commonwealth public authorities have been consulted as yet. The Gateway Determination issued by the DP&I on 29 August 2011 required Council to undertake a detailed heritage study to determine the heritage value of the land surrounding the village. This study has now been undertaken and has been used to inform this revised planning proposal. It is anticipated that if the DP&I were to support the proposal a new Gateway Determination would outline further consultation requirements with the DP&I and any other relevant government agencies.

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, owners of land within the proposed landscape conservation area and adjoining landowners 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;
- instructions on how to make a submission;
- the name and address of Council for the receipt of submissions; and
- the closing date for submissions.

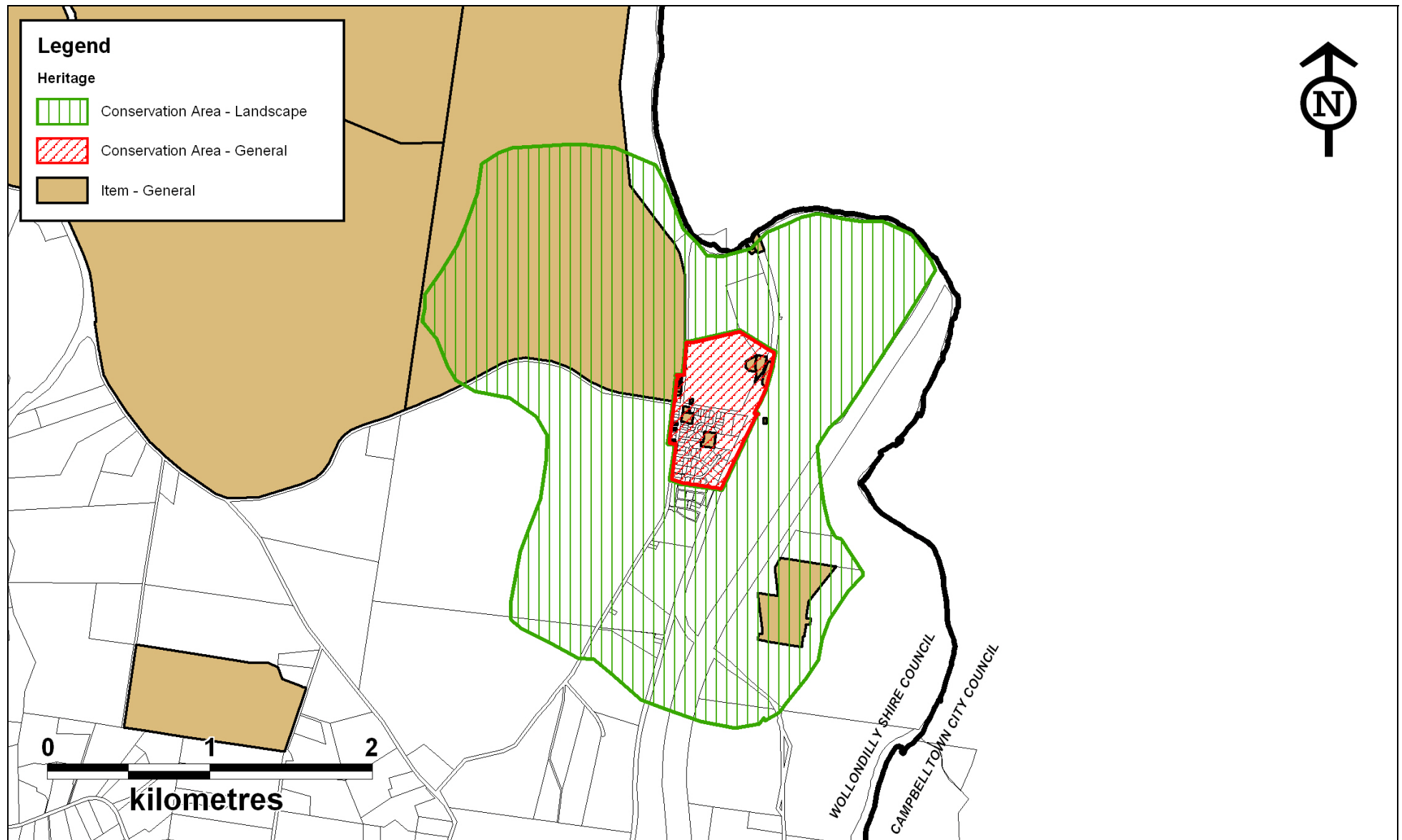
During the public exhibition period the following documents will be placed on public exhibition:

- the planning proposal
- the gateway determination
- the council report
- any additional information deemed necessary.

Map

1. Proposed Amendment to Heritage Map

Map – Proposed Amendment to Heritage Map



Appendices

A. Compliance with SEPPs

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

B. Assessment against Section 117(2) Directions

Table indicating compliance with applicable section 117(2) Ministerial Directions issued under the Environmental Planning and Assessment Act (EP&A Act) 1979.

C. Net Community Benefit Test

Table indicating compliance with the Net Community Benefit Test within the Draft Centres Policy (2009).

D. Assessment against Wollondilly GMS

Table indicating compliance with relevant Key Policy Directions within Wollondilly Growth Management Strategy (GMS) 2011.

E. Detailed Heritage Study

Menangle Landscape Conservation Area – Assessment of Significance & Proposed Boundaries –
A detailed heritage study prepared for Wollondilly Shire Council by MUSEscape Pty. Ltd.

Our Reference: TRIM 6326#67

F. Report to Council

On the Draft Planning Proposal – Menangle Landscape Conservation Area –
Prepared for the Ordinary Meeting of Wollondilly Shire Council held on 16 July 2012.

Our Reference: TRIM 6326#77

G. Resolution of Council

On the Draft Planning Proposal – Menangle Landscape Conservation Area –
From the Minutes of the Ordinary Meeting of Wollondilly Shire Council held on 16 July 2012.

Our Reference: TRIM 6326#78

