

Station Street, Menangle (residential and commercial development)

Proposal Title :	Station Street, Menangle (residential and commercial development)		
Proposal Summary :	To rezone land at Station Street, Menangle, for residential development and a small neighbourhood centre.		
PP Number :	PP_2013_WOLLY_011_00	Dop File No :	13/16785

Planning Team Recommendation

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

S.117 directions :

- 1.1 Business and Industrial Zones**
- 1.2 Rural Zones**
- 1.3 Mining, Petroleum Production and Extractive Industries**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 4.2 Mine Subsidence and Unstable Land**
- 4.3 Flood Prone Land**
- 4.4 Planning for Bushfire Protection**
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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

1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979, for a period of 28 days.

2. The timeframe for completing the Local Environmental Plan is to be 18 months from the week following the date of the Gateway determination.

The matters below are to be addressed prior to community consultation.

3. Amendment of the Natural Resources - Water Map (Sheet NRW_010) to include any new watercourses, or amendments to existing watercourses, identified by the proposed studies.

4. The subject land may need to be identified as an Urban Release Area, pending the outcome of consultation with relevant public agencies (as recommended below). This would require amendment of the Urban Release Area Map to include a new sheet (Sheet URA_010), which should form part of the public exhibition.

5. If the subject land is identified as an Urban Release Area, sufficiently detailed proposed subdivision plans that comply with the proposed minimum lot sizes are to be prepared.

6. The Proposal document is to be amended to clarify that:

- references to proposed 'medium density' development refer to relative density rather than dwelling type,
- references to proposed 'mixed use' development refer to development in the heritage precinct as a whole rather than the form of individual development, and
- the Menangle Railway Station is not included in the Proposal.

7. The Director General approves the inconsistency with section 117 Directions 1.2 – Rural Zones on the basis that the Proposal is generally consistent with the Draft South

West Subregional Strategy. Notwithstanding this:

- studies are to be undertaken to determine suitable buffers and urban design features to achieve a practical urban-rural interface; and

- consultation should be undertaken with the Department of Primary Industries - Agriculture.

8. Consultation is to be undertaken with the Department of Trade & Investment - Mineral Resources & Energy (Minerals & Petroleum), and consistency with section 117 Direction 1.3 Mining, Petroleum Production and Extractive Industries is to be subsequently demonstrated.

9. A flora, fauna and habitat assessment is to be prepared and consultation is to be undertaken with the Office of Environment and Heritage and the Hawkesbury-Nepean Catchment Management Authority. Consistency with Direction 2.1 Environment Protection Zones is to be demonstrated subsequently.

10. In order to determine consistency with Direction 2.3 Heritage Conservation, the following should be prepared:

- a European Heritage Assessment to identify potential additional heritage items,
- an Aboriginal Heritage Significance Assessment, and
- specification of the restoration works to be undertaken on the existing heritage items and the mechanism for ensuring these works are adequately financed and completed.

Consultation is to be undertaken with the Heritage Branch of the Office of Environment and Heritage ('OEH'), in relation to potential impacts on the Menangle Railway Station (a State heritage item).

11. An On-Site Wastewater Management Feasibility Assessment and a State and Local Infrastructure and Essential Services Assessment are to be prepared. Consistency with Direction 3.1 Residential Zones is to be demonstrated subsequently.

12. A Transport and Movement Study is to be prepared and must specifically include consideration of:

- Concept railway bridge design including consideration of relocation further north to improve road geometry and access for pedestrians.
- Traffic study and recommended intersection treatment for Menangle Station/ Woodbridge Road intersection and associated road geometry for Moreton Park Road and consider relocation to improve access.

Consultation is to be undertaken with Roads and Maritime Services.

13. An Acid Sulfate Soils Assessment is to be prepared and will allow determination of the consistency with Direction 4.1 Acid Sulfate Soils.

14. A Mine Subsidence Assessment is to be prepared and consultation with the Mine Subsidence Board is to be undertaken. Consistency with Direction 4.2 Mine Subsidence and Unstable Land is to be demonstrated subsequently.

15. A Flooding, Hydrology, Riparian Lands and Water Sensitive Urban Design study is to be prepared and consultation with the Office of Water is to be undertaken. The Proposal should be amended to map flood prone land and illustrate how future development will avoid it. Consistency with Direction 4.3 Flood Prone Land is to be demonstrated subsequently.

16. A Bush Fire Hazard Assessment and Risk Management is to be prepared and consultation with the Rural Fire Service is to be undertaken. Consistency with Direction 4.4 Planning for Bushfire Protection is to be demonstrated subsequently.

17. A more detailed Contamination Assessment is to be prepared.

18. Studies relating to soils, geology and salinity are to be prepared.

19. The proposed concept plan should be improved, as necessary, following the preparation of studies and assessments. Reasonable flexibility in the corresponding refinement of the proposed zoning boundary (and other development controls) is permitted.

20. Consultation is required with:

- i) Sydney Water, Endeavour Energy, the Australian Rail Track Corporation Ltd., Campbelltown City Council and Wollondilly Shire Council, and
- ii) the Department of Education and Communities, NSW Health, Roads and Maritime Services and Transport for NSW, specifically in relation to regional infrastructure.

Supporting Reasons : It is considered that the Proposal, subject to appropriate conditions as recommended in this report, will:

- provide housing and employment in a generally appropriate location,
- enable the conservation of significant local heritage items through adaptive reuse, and
- link the railway station with the village.

Panel Recommendation

Recommendation Date : **05-Dec-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

1. Additional information regarding the below matters is to be placed on public exhibition with the planning proposal:

- suitable buffers and urban design features to achieve a practical urban-rural interface
- flora, fauna and habitat
- European and Aboriginal heritage (including specification of the restoration works to be undertaken on the existing heritage items and the mechanism for ensuring these works are adequately financed and completed)
- on-site wastewater management feasibility assessment
- state and local infrastructure and essential services
- transport and movement, (including consideration of: (i) concept railway bridge design including consideration of relocation further north to improve road geometry and access for pedestrians; and (ii) traffic study and recommended intersection treatment for Menangle Station / Woodbridge Road intersection and associated road geometry for Moreton Park Road and consider relocation to improve access)
- soils, geology, salinity, acid sulfate soils and contamination
- mine subsidence assessment
- flooding, hydrology, riparian lands and water sensitive urban design
- bush fire hazard and risk management

Once the above information has been obtained and consultation with public authorities has been undertaken, the planning proposal is to be updated to consider consistency with S117 Directions 2.1 Environment Protection Zones, 2.3 Heritage Conservation, 3.1 Residential Zones, 4.1 Acid Sulfate Soils, 4.2 Mine Subsidence and Unstable Land, 4.3 Flood Prone Land and 4.4 Planning for Bushfire Protection and update the proposed concept plan to reflect the outcomes of the work and consultation undertaken.

2. Prior to undertaking public exhibition, the Natural Resources – Water Map (Sheet NRW_010) is to be amended to include any new watercourses, or amendments to existing watercourses, identified by the proposed studies. A flood prone land map is also to be included in the planning proposal, which is at an appropriate scale and clearly identifies the subject lands.

3. Prior to undertaking public exhibition, the planning proposal is to be updated to clarify that:

- references within the planning proposal to 'medium density' development refers to the density of the proposed development rather than a proposal to rezone the land to medium density residential;
- references within the planning proposal to 'mixed use' development refer to development in the heritage precinct as a whole rather than a proposal to rezone the site for mixed uses purposes; and
- the Menangle Railway Station is not included in the planning proposal.

4. If the site is to be identified as an Urban Release Area, the Urban Release Area Map is to be amended to include a new sheet (Sheet URA_010). This is to be done prior to undertaking public exhibition.

5. 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 must be made publicly available for a minimum of 28 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of or demonstrate consistency with relevant S117 Directions:

- Sydney Water
- Endeavour Energy
- Campbelltown City Council
- Wollondilly Shire Council
- Australian Rail Track Corporation Ltd
- Office of Water (S117 Direction 4.3 Flood Prone Land)
- Transport for NSW (regarding regional infrastructure requirements)
- NSW Health (regarding regional infrastructure requirements)
- Roads and Maritime Services (regarding regional infrastructure requirements)
- Department of Education and Communities (regarding regional infrastructure requirements)
- Department of Primary Industries - Agriculture (S117 Direction 1.2 Rural Zones)
- NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)
- Mine Subsidence Board (S117 Direction 4.2 Mine Subsidence and Unstable Land)
- Office of Environment and Heritage (S117 Directions 2.1 Environment Protection Zones and 2.3 Heritage Conservation)
- Hawkesbury – Nepean Catchment Management Authority (S117 Direction 2.1 Environment Protection Zones)
- NSW Trade and Investment – Mineral Resources and Energy (S117 Direction 1.3 Mining, Petroleum Production and Extractive Industries)

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal. Consultation with public authorities and the Department is to be undertaken in regards to infrastructure requirements and costing.

7. 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 relevant public authority from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

8. The timeframe for completing the LEP is to be 18 months from the week following the date of the Gateway determination.

Station Street, Menangle (residential and commercial development)

Signature:

M. Selman

Printed Name:

MEL SELMAN

Date:

9/12/13