

**Joint Regional Planning Panel
Pre-Gateway Review**

The Sydney West Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Date of Review:	10 July 2013
Dept. Ref. No:	13/024717-1
LGA:	Wollondilly
LEP to be Amended:	Wollondilly Local Environmental Plan 2011
Address / Location:	Station Street, Menangle
Proposed Instrument:	LEP Amendment
Panel Chair:	Bruce McDonald
Panel Members:	Paul Mitchell Les McMahon Col Mitchell

Reason for review:	☐	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	☒	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department and the relevant local government authority. Based on this review the JRPP recommends the following:

JRPP RECOMMENDATION:	☒	The proposed planning instrument should be submitted for a Gateway determination
	☐	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	☒ Unanimous ☐ Not unanimous	Comments:

JRPP Advice and Justification for Recommendation:

1. The Panel has considered the supporting information provided for the proposal, as well as the views of the Council, the proponent and the Department of Planning & Infrastructure.
2. The Panel's advice is that an amended planning proposal should be submitted to the Gateway for determination. The amendments are to ensure the proposal accords with the proposed land zonings, lot sizes and height provisions as contained in the planning assessment report presented to Wollondilly Shire Council on the 15th October 2012. The Panel notes the advice provided by the proponent's representatives at their briefing of the Panel on 10th July 2013 that the proponent now agrees with those provisions.

3. The Panel in taking the position that the proposed planning proposal should be submitted for a Gateway determination concluded:

- The proposal has strategic and site specific merit in that:
 - a) It generally conforms with the Wollondilly Growth Management Strategy in so far as that applies to village expansion.
 - b) It is compatible with the draft Sydney West Sub Regional Planning Strategy.
 - c) It will enable the restoration and adaptive reuse of locally significant heritage structures.
 - d) The resulting development would be compatible in scale and form with the existing village and landscape features of the locality and consistent with the intent of the Menangle Landscape Conservation Area LEP being prepared by Council.

4. The Panel also advises that it considers, as part of the planning proposal preparation process that prior to exhibition, the following matters need to be given consideration:

- 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 intersection and associated road geometry for Moreton Park Road and consider relocation to improve access.
- Details of water and sewer infrastructure.
- Given restoration of the local significant heritage items is a significant element of the planning proposal merit, the specification of the restoration works to be undertaken on these items and the mechanism for ensuring these works are adequately financed and completed.