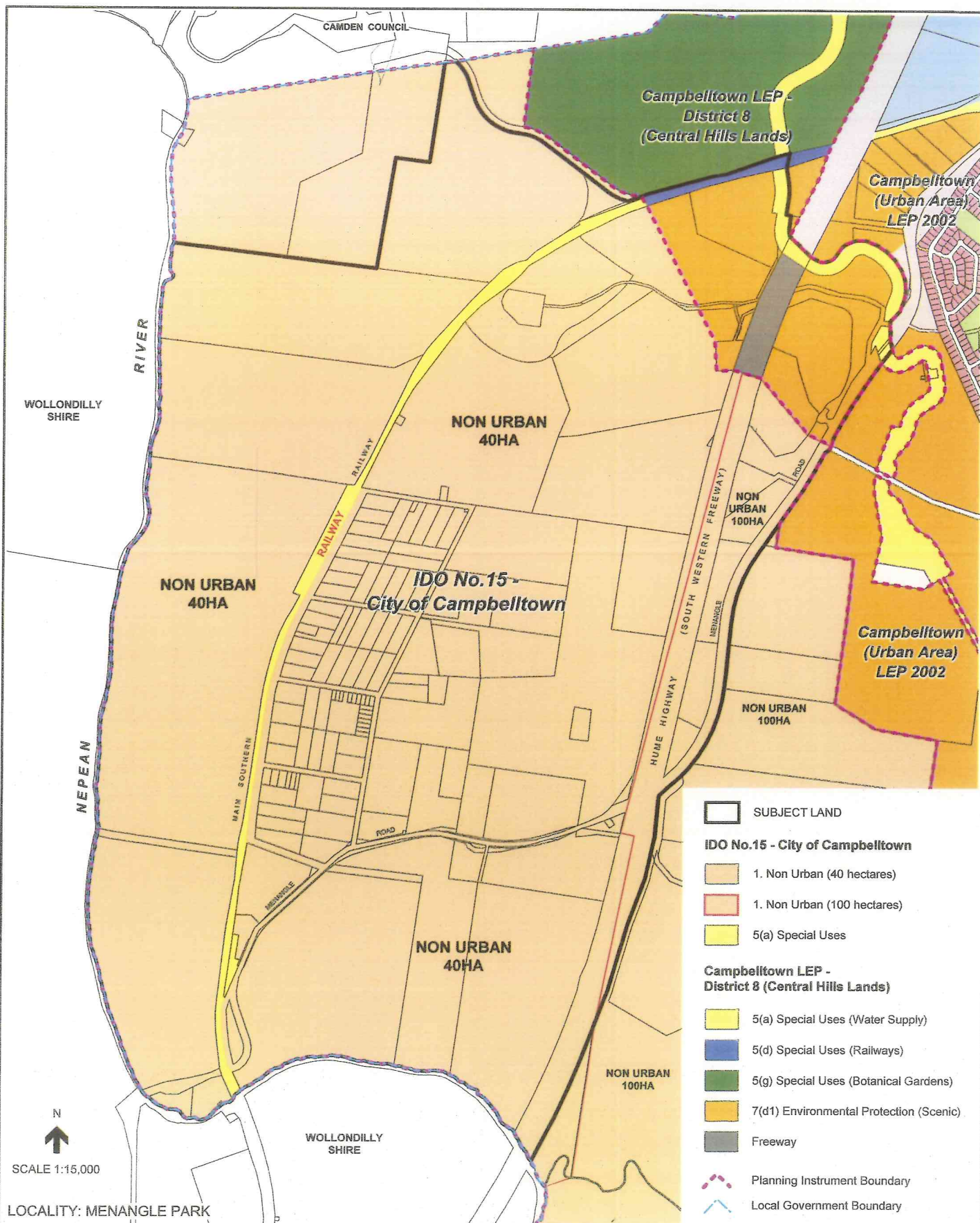
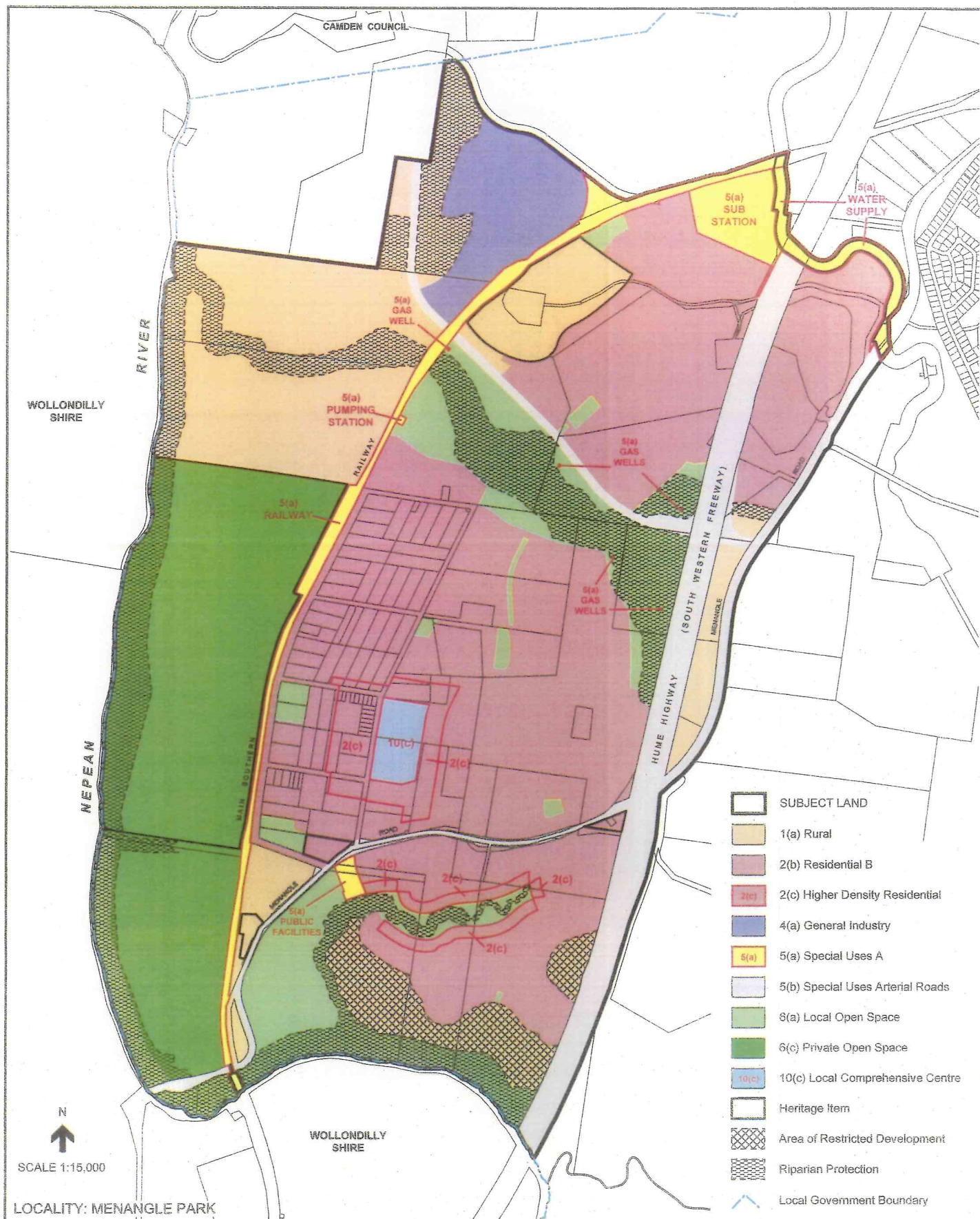




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CAMPBELLTOWN (URBAN AREA) LOCAL ENVIRONMENTAL PLAN 2002
AMENDMENT No. 25
EXISTING ZONES



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SCALE 1:15,000

LOCALITY: MENANGLE PARK

PLANNING OFFICER: J LAWRENCE
RESOLUTION TO PREPARE: 17/12/02
SEC.65 CERTIFICATE ISSUED: *unpublished*
EXHIBITED FROM: *unpublished* TO: *unpublished*
GOVT. GAZETTE No. *** OF: *unpublished*
COUNCIL FILE:
DEPARTMENT FILE:

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

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CAMPBELLTOWN (URBAN AREA) LOCAL ENVIRONMENTAL PLAN 2002

AMENDMENT No. 25

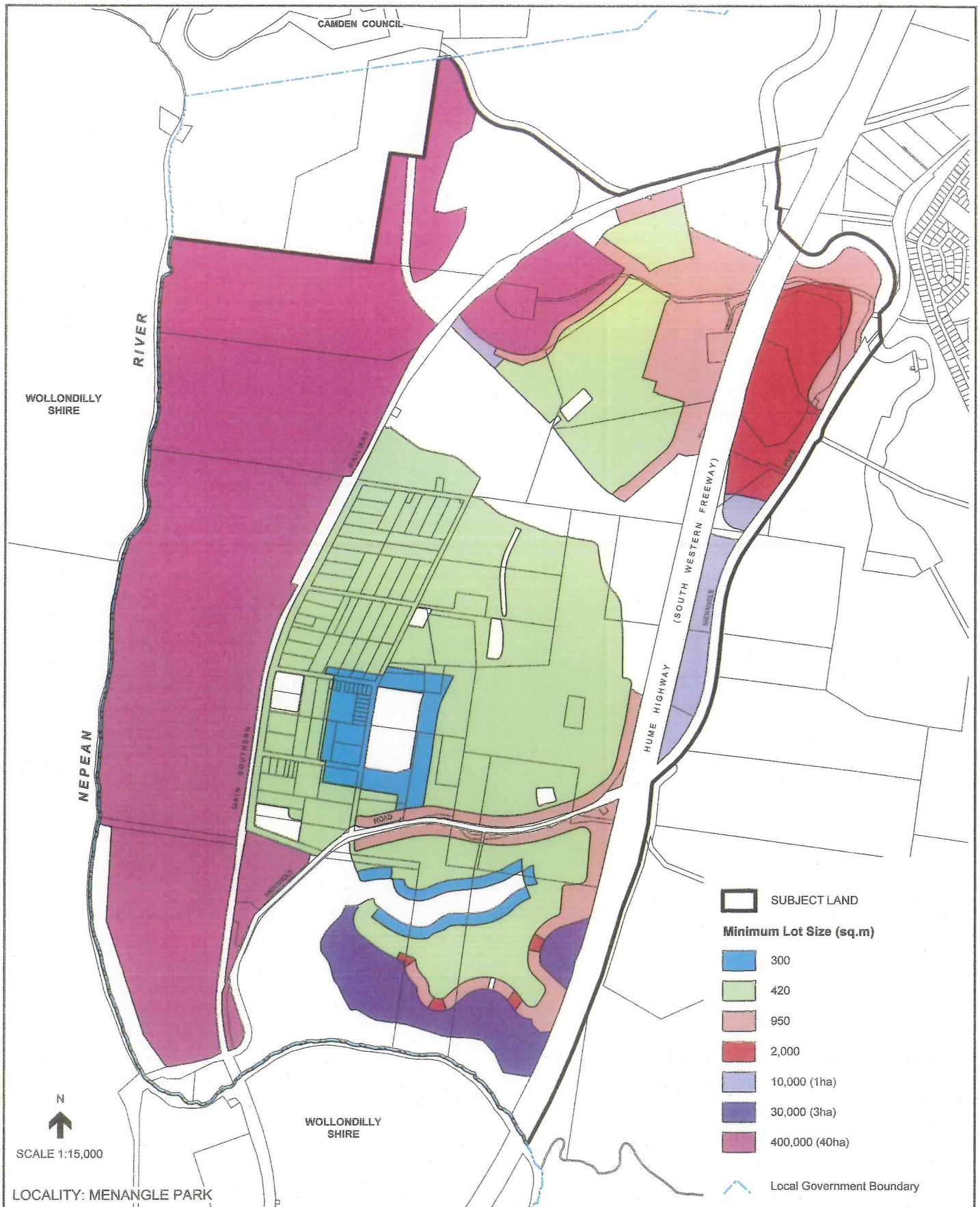
SHEET 1

STATEMENT OF RELATIONSHIP WITH OTHER PLANS:
AMENDS CAMPBELLTOWN (URBAN AREA) LOCAL ENVIRONMENTAL PLAN 2002

RESCINDS INTERIM DEVELOPMENT ORDER NO.15 - CITY OF CAMPBELLTOWN

RESCINDS CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN - DISTRICT 8 (CENTRAL HILLS LANDS)

CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS. AUTHORIZED PERSON DATE



PLANNING OFFICER: J LAWRENCE

RESOLUTION TO PREPARE: 17/12/02

SEC.65 CERTIFICATE ISSUED: **j**

EXHIBITED FROM: **j** TO: **j**

GOVT. GAZETTE No. *** OF: **j**

COUNCIL FILE:

DEPARTMENT FILE:

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

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CAMPBELLTOWN (URBAN AREA) LOCAL ENVIRONMENTAL PLAN 2002**AMENDMENT No. 25****SHEET 2**

STATEMENT OF RELATIONSHIP WITH OTHER PLANS:

AMENDS CAMPBELLTOWN (URBAN AREA) LOCAL ENVIRONMENTAL PLAN 2002

RESCINDS INTERIM DEVELOPMENT ORDER NO. 15 - CITY OF CAMPBELLTOWN

RESCINDS CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN - DISTRICT 8 (CENTRAL HILLS LANDS)

CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.

AUTHORISED PERSON

DATE



PLANNING OFFICER: J LAWRENCE

RESOLUTION TO PREPARE: 17/12/02

SEC.65 CERTIFICATE ISSUED: ***/**/02

EXHIBITED FROM: ***/**/02 TO: ***/**/02

GOVT. GAZETTE No. *** OF: ***/**/02

COUNCIL FILE:

DEPARTMENT FILE:

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DRAFT

CAMPBELLTOWN (URBAN AREA) LOCAL ENVIRONMENTAL PLAN 2002**AMENDMENT No. 25****SHEET 3**

STATEMENT OF RELATIONSHIP WITH OTHER PLANS:

AMENDS CAMPBELLTOWN (URBAN AREA) LOCAL ENVIRONMENTAL PLAN 2002

RESCINDS INTERIM DEVELOPMENT ORDER NO.15 - CITY OF CAMPBELLTOWN

RESCINDS CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN - DISTRICT 8 (CENTRAL HILLS LANDS)

CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS.

AUTHORISED PERSON

DATE

ATTACHMENT 5

Menangle Park - Net Community Benefit

Criteria	Comment
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800 metres of a transit node)?	The Menangle Park Urban Release Area (MPURA) is recognised on the Metropolitan Development Plan and also within the draft South West Subregional Strategy (Metropolitan Plan for Sydney 2036). The release area proposes approximately 3,400 residential allotments, an employment precinct and development of a small town centre to service the future residents and employees. It will be serviced by the existing rail line which runs through the site, and proposed augmented bus services.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?	Campbelltown is noted as a major centre within the draft South West Subregional Strategy and is well equipped to accommodate the needs of the MPURA eg, hospitals, major shopping centres, higher education needs, public transport, employment opportunities, etc.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	The LEP is unlikely to create a precedent as the subject site has been known for many years as a proposed urban release area and the landowners within and adjacent to the subject site have all been aware of this fact.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	This planning proposal is not considered a spot rezoning. However, Council has received a request to rezone land (approximately 20 hectares) to the north of the subject site on the western side of Menangle Road which is currently zoned 7(d4) Environmental Protection 2 hectare minimum under <i>Campbelltown (Urban Area) Local Environmental Plan 2002</i> , to allow for subdivision into smaller residential allotments. Council has deferred making a determination on this site until a decision is made with regard to the MPURA.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	Whilst the MPURA will provide significant employment in its development and construction, it is also proposed to provide approximately 30 hectares of land for permanent employment opportunities. There will be no loss of employment lands as a result of this LEP.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	The planning proposal aims to provide approximately 3,400 residential allotments of various sizes (minimum 300m ²) to accommodate a range of housing choices including apartments within the town centre.

Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	The site is serviced by the Southern Highlands railway line which isn't electrified and thus has limited services. However, there is a local bus service which is capable of being augmented to accommodate any increased demand and particularly travel to Macarthur Railway Station which provides frequent trains into the Sydney Metropolitan area. Provision for pedestrian footpaths and cycleways has been included in the planning proposal. Also widening of Menangle Road and the provision of the Spring Farm Parkway which aims to link the Camden bypass with the F5 freeway and Menangle Road.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	It is considered that those who need to use the road network will benefit from the proposed access to the F5 freeway and widening of Menangle Road. However, due to the proximity of the rail line and proposed bus routes and also the proposed employment land, it is considered that many residents will be able to reduce their private vehicle usage.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	The State Government has expended a significant amount of resources into the upgrading of Macarthur Railway Station including substantial car parking facilities and road works. Thus, it is anticipated that the development of the MPURA will provide increased patronage of the rail network.
Will the proposal impact on land that the Government has identified a need to protect (eg land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	The subject land has been degraded due to its continued agricultural uses over many years. However, there are pockets of vegetation that will be retained and enhanced, particularly within the riparian lands. Part of the subject site is affected by flooding, however, it is not proposed to development land below the 1 in 100 year flood event.
Will the LEP be compatible / complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	The subject site lies on the south western boundary of the urban area of Campbelltown. It currently contains a village area of approximately 120 private dwellings including a number of stabling yards for horses. There are 4 heritage listed residences including the NSW State heritage listed property of Glenlee House, the grounds of which are currently being used to grow olives. Adjoining existing land uses include the Menangle Park Harness Racing Facility and the Southern Rail Line to the east; the coal emplacement site of Glenlee to the north west; the Mount Annan Botanic Garden and the Transgrid electricity sub-station to the north; Sugarloaf Farm, Broughton Anglican College (Kindergarten to Year 12) and the F5 freeway to the east; the Nepean River,

	sand mining activities and agricultural uses to the south within Wollondilly Shire. It is considered that the development of the MPURA would be compatible with the surrounding land uses. Measures are proposed to be provided to address the heritage significance of the listed items, by including lower density development on adjoining land, and the enhancement of Glenlee Road as the approach to Glenlee House. Provisions are proposed to be included in the draft Menangle Park Development Control Plan to address the impact of rail noise, and traffic noise from the F5 freeway. Public recreation areas will include provision for an oval, soccer, rugby, cricket, AFL, basketball, netball, volleyball children's play areas, picnic facilities, community centre, etc. Clearly a proposed population of approximately 10,000 people will create a significant impact on not only the immediate location but the wider community. However, the Campbelltown Local Government Area (LGA) is well serviced to accommodate such an impact eg, medical (hospitals), transport, water, sewer, electricity, gas and telecommunication services, educational facilities, employment opportunities, retail & wholesale facilities, passive and active recreation opportunities, etc.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	The retail premises in the town centre are proposed to service the residents and employees of the MPURA. The employment area is anticipated to attract light industrial uses. Retail or bulky goods land uses are not proposed as these uses are well catered for in the areas of Smeaton Grange (Camden LGA) and Blaxland Road (Campbelltown LGA).
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	N/A
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	The MPURA will provide approximately 3,400 residential allotments with access to public infrastructure to assist in providing much needed housing for Sydney's growing population.



NSW GOVERNMENT
Department of Planning

Mr Paul Tosi
General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN 2560

Contact: Name Laurel Cheetham
Phone: 02 9895 7682
Fax: 029895 6270
Email: laurel.cheetham@planning.nsw.gov.au
Our ref: P02/00187-5
Your ref:
File:

5 May 2006

Dear Mr Tosi

Attention Geoff Lawrence

Subject: **MENANGLE PARK**

I refer to Council's request for the Department to undertake the necessary investigations and consultations to enable a decision to be made about whether urban development or coal mining should be allowed to proceed at Menangle Park.

At the request of Cabinet, a Working Group was established in 2005 to investigate ways to resolve this conflict. The Working Group reached an agreed position which has now been agreed to by the Minister for Planning, Frank Sartor MP.

The agreed position is that

1. mining of coal resources beneath Menangle Park should be restricted to enable urban development to occur at the scale and form necessary to make that development viable. This is because of the importance of Menangle Park's contribution to land supply in the Sydney Metropolitan Region.

2. the design parameters for the Campbelltown Mine Subsidence District should be modified to allow development around the Narellan town centre at a scale appropriate for the area, and, in the future, the design parameters for other parts of the South Campbelltown Mine Subsidence District (such as around the Mt Annan and Ambervale centres) should be able to be varied if there is agreement between the Department of Primary Industries and Planning that the development is desirable, and mining can be limited to minimise subsidence in these specific areas.

This solution will enable higher density development in appropriate locations and permit mining first workings, and tunnels for access to other areas where this does not cause subsidence, and future extraction (second workings) where technologies can be used which will reduce subsidence to the levels set by the MSB.

3. the impact from the extraction of coal seam methane before, during and after urban development can be managed. The Department will closely monitor the location, drilling and installation of the reticulated gas gathering system across Menangle Park to minimise any potential impacts.