

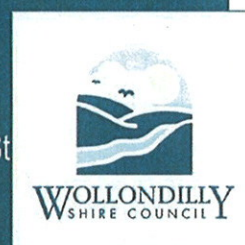
Planning Proposal

to amend Wollondilly Local Environmental Plan 2011



Heritage Listing of Menangle School

for the listing of Menangle School Building and its curtilage, located at 28 Station St
Menangle (Lot 1 DP 795181) in Schedule 5 to the LEP.



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Introduction

This Planning Proposal has been prepared by Wollondilly Shire Council seeking an amendment to the provisions of the Wollondilly Local Environmental Plan (WLEP) 2011 to facilitate the Heritage listing of the Menangle School Building and its curtilage.

The former Menangle school building is located within Lot 1 DP 745181 (No.28) Station Street, Menangle. The site is owned by the NSW Department of Education and Communities (DEC) in conjunction with the adjoining lot to the west. The adjoining lot (Lot 1 DP 420139) contains the former School Principal's residence and separate amenities buildings. The total area of the site (two allotments) is 1.618 hectares.

Adjoining the site to the east is the Main Southern Railway Line and to the south is the St James Avenue Public Reserve (owned by Council). To the west of the DEC-owned land are residential allotments. Menangle Railway Station is north of the site. The site falls within the Menangle Heritage Conservation Area.



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Part 1 – Objectives or Intended Outcomes

The key objective of this Planning Proposal is to seek heritage listing of the former Menangle School building and its curtilage (DEC and Council don't want the other buildings listed – they want them demolished).

The intended outcome of the Planning Proposal is to amend WLEP 2011 to list Menangle School building and its curtilage as an item of environmental heritage in Schedule 5 to the LEP.

Part 2 – Explanation of Provisions

The objectives of the Planning Proposal can be achieved through the inclusion of the following amendments to the Wollondilly LEP 2011:

- Amend **Schedule 5 Environmental Heritage – Part 1 Heritage Items** to include:

Suburb	Item name	Address	Property description	Significance	Item no
Menangle	Former Menangle Public School	28 Station Street	Lot 1, DP 745181	Local	1290

- Amend the Wollondilly LEP 2011 **Heritage Map – Sheets HER 010B and HER 011D** to indicate Lot 1 DP745181 contains a heritage item.

Part 3 – Justification

Section A – Need for the planning proposal

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

This Planning Proposal is not the result of any strategic study or report.

This Planning Proposal is a result of **Council Resolution 83/2012 & 115/2012**, relevant parts in bold text as follows:

Resolution 83/2012

1. That Council continue negotiations with the Department of Education for the land swap of the closed road formerly known as Dowle Street for part of the Department of Education land located at Station Street, Menangle known as the old Menangle School site.
2. That Council will construct a new pump-out system to be constructed and located within the property boundaries of proposed Lot 102 as depicted in the submitted development application No.010.2010.00000479.001, and the connection point for the septic system / pump out well(s) be located on the front boundary of proposed Lot 102 (within the proposed right of carriageway area) and that an easement for services be created for the septic system infrastructure within the right of carriageway.
3. That Council will construct a new toilet facility upon proposed lot 102 as depicted in the submitted development application No.010.2010.00000479.001.
4. That Council will construct a bitumen sealed driveway with a minimum 4.0 metres formation and 3.0 metres seal including associated stormwater drainage within the proposed right of carriageway from Station Street to the proposed lot 102 depicted in the submitted development application No.010.2010.00000479.001.
5. That Council classify the proposed lot 102 as depicted in the submitted development application No.010.2010.00000479.001 as operational land.
6. That Council investigate opportunities to fund the aim of achieving the maximum land area around the existing four buildings of the 140 year old school as well a maximising the frontage onto Station Street in order to maintain the school heritage landscape.
7. **That Council urgently attempts to get a heritage listing of the land and the buildings."**

Resolution 115/2012

1. **.That Council prepare a Planning Proposal in accordance with Section 55 to the Environmental Planning and Assessment Act, 1979 to amend Wollondilly Local Environmental Plan, 2011 to include the former Menangle School building and a suitable curtilage in Schedule 5 Environmental Heritage. The former Menangle School building is situated on Lot 1 DP 795181 (No.28) Station Street, Menangle and the curtilage may extend to the adjoining Lot 1 DP 420139 (No.26) Station Street, Menangle.**
2. **That Council forward the Planning Proposal to the Minister for Planning and Infrastructure for the Gateway process in accordance with Section 56 to the Environmental Planning and Assessment Act, 1979.**
3. That a further report come to Council regarding public notification and reclassification of land to operational when the land can be specifically identified.

A site visit and assessment has been carried out by Council's appointed Heritage Adviser. A Significance assessment was carried out for the former school building and its curtilage and noted the following:

Historical

High local historical significance, both as an integral part of the Menangle Village Precinct and as a valued part of the history of the local community. Architecturally reflects the history of schooling in a small agricultural centre and the growth of new industries in the area.

Association

Connected to important government building designers of the Federation period: James Wigram (Schools Architect 1896 - 1908), W.L. Vernon (1846 - 1914), NSW government Architect of the period 1890 - 1910

Level of Significance

Very High

- 1906 - 1926 brick school building including all internal and external fabric and remaining detail.
- 1906 Bell Stand

View line through the school grounds to St James church from the railway and Menangle Road approaches to the village

Significance Statement

The Menangle Public School of the 1906 School is an unusually intact early example of a modern school prototype prevalent through the 1920s. This school type was initially developed by James Wigram in the late 1890's as a change from the Victorian Gothic styling of George Allen Mansfield, to a more functional style.

The site is of high local significance, both as an integral part of the Menangle Village Precinct and as a valued part of the history of the local community. Architecturally the existing school house and weather shed reflect the history of schooling in a small agricultural centre and the growth of new industries in the area.

At a regional level the links between the sites development and the Macarthur families Camden Park Estate contribute significance to the school site as a whole.

The condition and the integrity of the remaining School building has not diminished since its closure, other than the vandalism of repairable elements such as glazing and door panels, and possibly additional termite damage of replaceable elements. As such, the School Building will continue to be of local heritage significance, as a rare remaining intact example of the Federation period prototype government brick school building.

The Heritage Assessment and Statement of Significance is attached (Appendix 4).

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

There are two options for heritage listing and these are:

- (i) an Interim Heritage Order; or
- (ii) amendment to WLEP 2011.

Interim Heritage Order (IHO)

Council can not place an Interim Heritage Order (IHO) on the former Menangle school building because Council's delegations for IHOs do not apply to Crown Land nor to places that are within a conservation area identified in a local environmental plan (the site is within the Menangle Conservation Area listed in Part 2 of Schedule 5 to WLEP 2011).

In accordance with Section 24 to the Heritage Act, 1977, the Minister (being the Minister for the Environment and Minister for Heritage) can make IHOs for items that the Minister considers may be found to be of State or Local heritage significance. The Minister may receive advice on an IHO from the Heritage Council on such matters. The time taken for such a process is unknown. It would need to be commenced with a request from Council direct to the Minister and the Heritage Council at the same time. The request should be accompanied by a Heritage Significance Assessment prepare by a suitably qualified and experienced person. There is a possibility that the Minister may not agree to the request.

Amendment to WLEP 2011

Council may make a resolution to amend WLEP 2011 to include the former Menangle school building and a suitable curtilage in *Schedule 5 Environmental Heritage*. WLEP 2011 can be amended by a Planning Proposal and subject to the Minister for Planning and Infrastructure supporting the amendment. A Heritage Significance Assessment is needed to inform a Planning Proposal.

It is considered that the Planning Proposal is the best means of achieving the stipulated objective.

3. Is there a net community benefit?

The proposed Heritage listing of the Menangle School Building will benefit the Menangle Community by helping to preserve an item of historical significance, a valued part of the history of the local community whilst also preserving its rural and historic setting. The school is noted as a contributing building to the Menangle Conservation Area. The visual contribution of the building also remains undiminished and continues to be considered important as a core village building dating from the principal development period of the township. In addition, the visibility of St James Church through the school site is also considered significant as a view line into and within the Conservation Area.

Overall, the net community benefit will be achieved by retaining the brick school building, maintaining its curtilage and retaining the visibility of St James Church through the school site as a view line into and within the Conservation Area.

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 Schedule 5 and heritage list the former Menangle School building and its curtilage. The intended outcome of the Planning Proposal is to amend WLEP 2011 to list Menangle School and its curtilage as an item of environmental heritage in Schedule 5 to the LEP.

Wollondilly Council's Community Strategic Plan

The Wollondilly Community Strategic Plan (WCSP) 2030 provides detailed outlines of various aspects of the Wollondilly region including community, infrastructure, economy, governance and environment. The planning proposal is consistent with the following objectives of Council's Community Strategic Plan:

Environment

- A community that is surrounded by a built and natural environment that is valued and preserved;
- A community that has opportunities to engage with and actively care about their natural environment.

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 landscapes. Retaining and managing heritage items is a means of identifying the value of items and places of significance to the community.

Community

- A resilient community that has access to a range of activities, services and facilities;
- An engaged, connected and supported community that values and celebrates diversity.

The proposed heritage listing of the school building has community support and it is sought that the building be retained for future reuse with a view to allowing an adaptive reuse.

Governance

- A community that is supported through engagement, collaboration and partnerships across government agencies and private business;

- A transparent, effective and sustainable Council.

There will be opportunity for community engagement with public exhibition as part of the Planning Proposal Process. Consultation with the Office of Environment and Heritage is expected to be required.

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 (see *Appendix 2*).

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?

Council's Environment Officer reviewed the site and advised that the vegetation is remnant Moist Shale Hills woodland/ Cumberland Plain Woodland. There are several Eucalyptus Crebra's (iron barks) and a eucalyptus Territicornis (forest Red Gum) and a Eucalyptus Baueriana (Blue Box). The property has been modified and most of the trees apart from those mentioned are likely to be planted.

This planning proposal will not have a detrimental impact on critical habitat or threatened species populations or ecological communities or their habitats as no changes to vegetation are proposed. The Planning Proposal does not change the legislative provisions that apply to the vegetation on the site.

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

The subject site does not constitute environmentally significant land or riparian land.

Initial investigations indicate that the site is not identified as flood hazard.

The subject site is located within an area nominated as a mine subsidence area as described by the Mine Subsidence Board.

The subject site has not been identified as bushfire prone land.

Council is negotiating with DEC for ownership of the land in accordance with Council Resolution 136/2012 made on 18 June, 2012. The future use of the site is yet to be determined. However, Council intends the future use to result in benefits to the community and minimal environmental impacts.

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

The site is a closed school site, previously used for educational purposes. The proposal will have a positive social and economic benefit through:

- Community interest will be best served by preserving the heritage value of the locale ensuring that the heritage significance of the buildings, streetscape and landscapes within Menangle Village are preserved.
- Potential reuse of the school building for community purposes will enable the ongoing and viable protection of the structure and interpretation of the site.

Section D - State and Commonwealth interests.

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

There would be no change to existing public infrastructure by this proposal. No additional public infrastructure is required to facilitate heritage listing.

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

A gateway determination has not yet been issued. No State agency has been consulted on the Planning Proposal to date.

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.

It is proposed that the planning proposal will be placed on exhibition for a minimum of 28 days. Written notification of the community consultation will be provided in the local newspaper and on Council's website.

In addition to this, adjoining and nearby neighbours including interested neighbourhood groups will be notified in writing. The written notice will include:

- 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;
- The name and address of Council for the receipt of submissions; and
- The closing date for submissions.

During the exhibition period, the following material will be made available for inspection:

- The Planning Proposal, in the form approved for community consultation by the Director General of Planning;
- The gateway determination;
- The Council reports; and
- Any studies relied upon by the Planning Proposal including the Heritage Assessment and Statement of Significance.

Additional criteria under 'A guide to preparing local environmental plans'

If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.

The planning proposal does not include the extinguishment of any interests in the land.

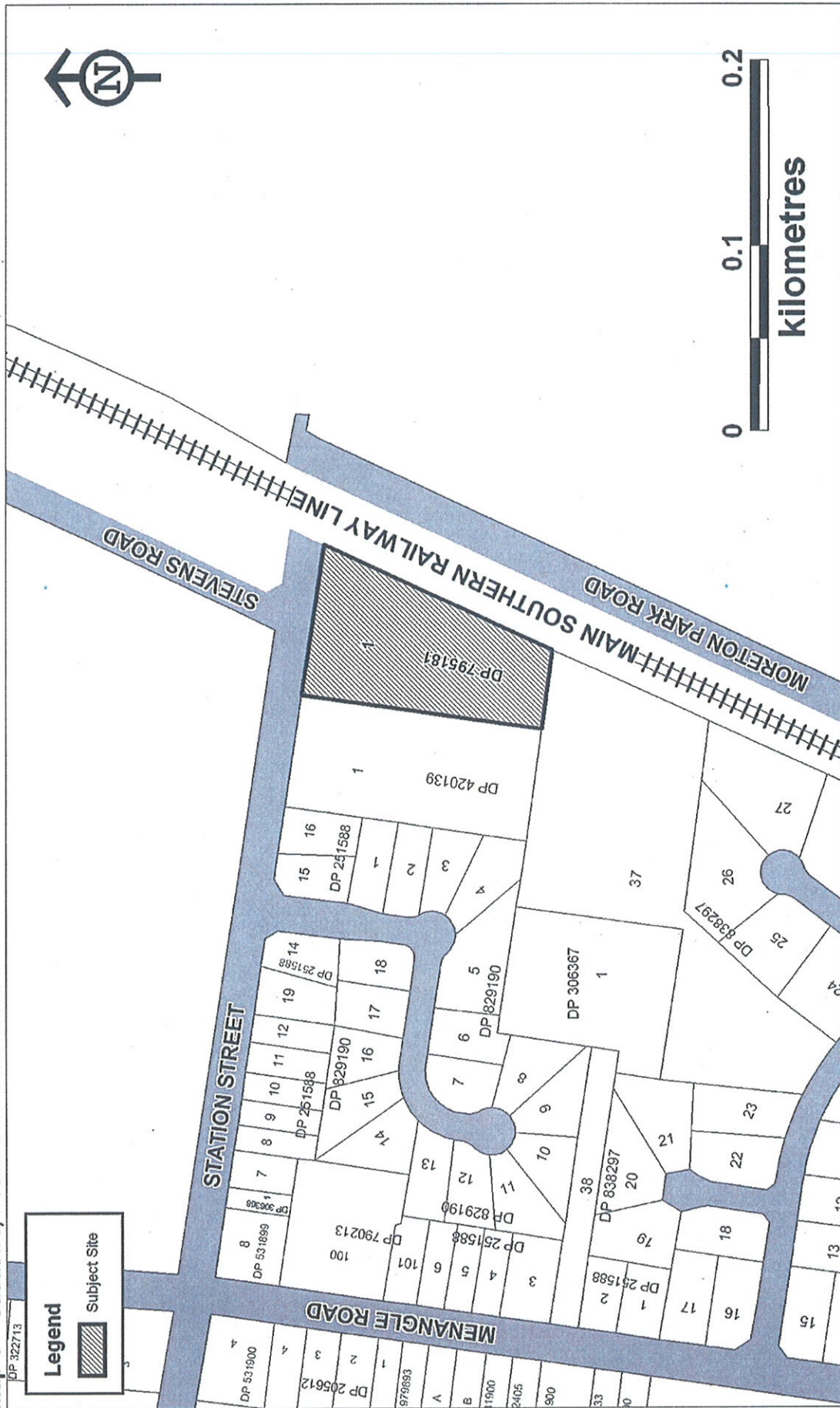
The concurrence of the landowner, where the land is not owned by the relevant planning authority

The land is owned by the NSW Department of Education and Communities and negotiations are underway for Council to purchase the site in accordance with Council's Resolution 136/2012.

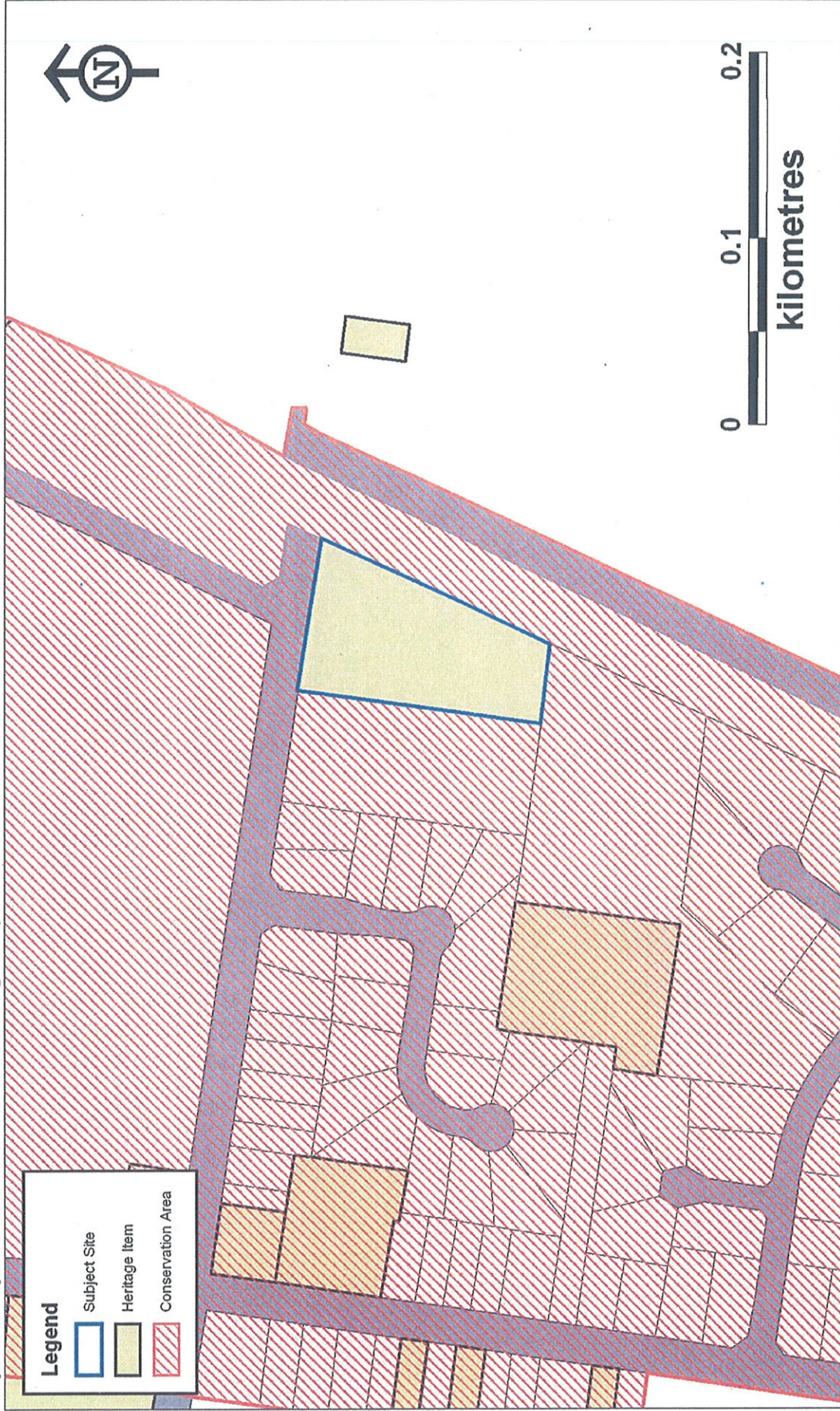
Maps

1. Cadastre, Lot & DP Information
2. Proposed Amendment to Heritage Map

Map 1 – Cadastre, Lot and DP Information



Map 2 – Proposed Amendment to Heritage Map



Appendices

1. Compliance with SEPPs

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

2. 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.

3. Net Community Benefit Test

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

4. Heritage Impact Statement

Report prepared by Integrated Design Associates.

5. Heritage Assessment & Statement of Significance

6. Copy of Council Report

7. Copy of Council Minutes

8. Copy of Menangle Community Association Support Letter

Appendix 1 – Compliance with SEPPs

The table below indicates compliance, where applicable, with State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans)

	State Environmental Planning Policies (SEPPs)	Consistency	Comments
1	Development Standards	N/A	Not applicable in the Shire of Wollondilly.
4	Development Without Consent and Miscellaneous Complying Development	N/A	Not applicable in the Shire of Wollondilly.
6	Number of Storeys in a Building	Yes	The Planning Proposal will use the Standard Instrument to control building height.
14	Coastal Wetlands	N/A	Not applicable in the Shire of Wollondilly.
15	Rural Land-Sharing Communities	N/A	Not applicable in the Shire of Wollondilly.
19	Bushland in Urban Areas	N/A	Not applicable in the Shire of Wollondilly.
21	Caravan Parks	N/A	Not applicable to this Planning Proposal.
22	Shops and Commercial Premises	N/A	Not applicable to this Planning Proposal.
26	Littoral Rainforests	N/A	Not applicable in the Shire of Wollondilly.
29	Western Sydney Recreation Area	N/A	Not applicable in the Shire of Wollondilly.
30	Intensive Agriculture	N/A	Not applicable to this Planning Proposal.
32	Urban Consolidation (Redevelopment of Urban Land)	Yes	The planning proposal will not contain provisions that will contradict or will hinder the application of the SEPP.
33	Hazardous and Offensive Development	N/A	Not applicable to this Planning Proposal.
36	Manufactured Home Estates	N/A	Not applicable in the Shire of Wollondilly.
39	Spit Island Bird Habitat	N/A	Not applicable in the Shire of Wollondilly.
41	Casino/Entertainment Complex	N/A	Not applicable in the Shire of Wollondilly.
44	Koala Habitat Protection	N/A	Not applicable to this Planning Proposal.
47	Moore Park Showground	N/A	Not applicable in the Shire of Wollondilly.
50	Canal Estates	N/A	Not applicable to this Planning Proposal.
52	Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	Not applicable in the Shire of Wollondilly.
53	Metropolitan Residential Development	N/A	Wollondilly Shire is currently exempted from this SEPP.
55	Remediation of Land	N/A	The potential contamination of the site has been previously assessed. In accordance with the previous assessment, the site is suitable for the intended adaptive reuse of the site.
59	Central Western Sydney Economic and Employment Area	N/A	Not applicable in the Shire of Wollondilly.
60	Exempt and Complying Development	N/A	Not applicable in the Shire of Wollondilly.
62	Sustainable Aquaculture	N/A	Not applicable in the Shire of Wollondilly.
64	Advertising and Signage	N/A	Not applicable to this Planning Proposal.
65	Design Quality of Residential Flat Development	N/A	Residential flat buildings are prohibited on the subject site.

	State Environmental Planning Policies (SEPPs)	Consistency	Comments
70	Affordable Housing (Revised Schemes)	N/A	Not applicable in the Shire of Wollondilly.
71	Coastal Protection	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Affordable Rental Housing) 2009	N/A	Not applicable to this Planning Proposal.
	SEPP (Housing for Seniors or People with a Disability)	Yes	The planning proposal will not contain provisions that will contradict or would hinder a future application for SEPP (HSPD) housing.
	SEPP (Building Sustainability Index: BASIX) 2004	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP. Future development applications for dwellings will need to comply with this policy.
	SEPP (Kurnell Peninsula) 1989	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Major Development) 2005	N/A	Not applicable to this Planning Proposal.
	SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	The Planning Proposal will not contain provisions that will contradict or hinder the application of this SEPP.
	SEPP (Temporary Structures) 2007	N/A	Not applicable to this Planning Proposal.
	SEPP (Infrastructure) 2007	N/A	Not applicable to this Planning Proposal.
	SEPP (Kosciuszko National Park - Alpine Resorts) 2007	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Rural Lands) 2008	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Exempt and Complying Development Codes) 2008	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP at future stages, post rezoning.
	SEPP (Western Sydney Parklands) 2009	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable in the Shire of Wollondilly.
Deemed State Environmental Planning Policies (Formerly Regional Environmental Plans)		Consistency	Comments
9	Extractive Industry (No 2)	N/A	Not applicable to this Planning Proposal.
20	Hawkesbury–Nepean River (No 2 - 1997)	Yes	This proposal is consistent with this SREP.
27	Wollondilly Regional Open Space	N/A	Repealed 26/06/2009.
1	Drinking Water Catchments Regional Environmental Plan No 1	N/A	Subject lands are not located within the jurisdiction of REP No. 1.

Appendix 2 – Assessment Against Section 117(2) Directions

The table below assesses the planning proposal against Section 117(2) Ministerial Directions issued under the Environmental Planning and Assessment Act (EP&A Act) 1979.

Ministerial Direction	Applicable to Draft LEP	Consistency of draft LEP with Direction	Assessment
1. Employment and Resources			
1.1 Business and industrial Zones	N/A	N/A	Direction does not apply.
1.2 Rural Zones	N/A	N/A	Direction does not apply.
1.3 Mining, Petroleum Production and Extractive Industries	N/A	N/A	Direction does not apply.
1.4 Oyster Production	N/A	N/A	Direction does not apply.
1.5 Rural Lands	N/A	N/A	Direction does not apply.
2. Environment and Heritage			
2.1 Environmental Protection Zones	N/A	N/A	Direction does not apply.
2.2 Coastal Protection	N/A	N/A	Direction does not apply.
2.3 Heritage Conservation	Yes	Yes	The Planning Proposal contains provisions that facilitate the conservation of a building of environmental heritage significance identified in a Heritage Assessment and Statement of Significance.
2.4 Recreation Vehicle Area	N/A	N/A	Direction does not apply.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Yes	Yes	The Planning Proposal shall not change existing provisions for housing and essential services.
3.2 Caravan Parks and Manufactured Home Estates	Yes	Yes	The Planning Proposal shall not change existing provisions for Caravan Parks.
3.3 Home Occupations	Yes	Yes	The Planning Proposal shall not change existing provisions for Home Occupations.
3.4 Integrating Land Use and Transport	Yes	Yes	The Planning Proposal shall not change the provisions for land uses and building forms to the extent that the objectives of this Direction need to be involved.
3.5 Development Near Licensed Aerodromes	N/A	N/A	Direction does not apply.
3.6 Shooting Ranges	N/A	N/A	Direction does not apply.
4. Hazard and Risk			
4.1 Acid Sulphate Soils	N/A	N/A	Direction does not apply
4.2 Mine Subsidence and Unstable Land	Yes	Yes	The subject site is within a proclaimed mine subsidence area. The Mine Subsidence Board does not need to be consulted at this stage as this planning proposal does not change the development on the subject site. The proposal is consistent with this direction.
4.3 Flood Prone Land	N/A	N/A	Direction does not apply. The subject land is not identified by Council as being flood prone.
4.4 Planning for Bushfire Protection	N/A	N/A	Direction does not apply. The subject land is not identified by Council as being bushfire prone.
5. Regional Planning			
5.1 Implementation of Regional Strategies	N/A	N/A	Direction does not apply.

Ministerial Direction	Applicable to Draft LEP	Consistency of draft LEP with Direction	Assessment
5.2 Sydney Drinking Water Catchments	N/A	N/A	Direction does not apply.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A	Direction does not apply.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A	Direction does not apply.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	N/A	Revoked.
5.6 Sydney to Canberra Corridor	N/A	N/A	Revoked.
5.7 Central Coast	N/A	N/A	Revoked.
5.8 Second Sydney Airport: Badgerys Creek	N/A	N/A	Direction does not apply.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	The proposal is consistent with this direction because it does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Yes	Yes	The Planning Proposal does not affect land reserved for public purposes nor does it change existing reservations.
6.3 Site Specific Provisions	N/A	N/A	Direction does not apply.
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Yes	Yes	This planning proposal is consistent with the Metropolitan Strategy. (See Part 3 Section D to the Planning Proposal)

Appendix 3 – Net Community Benefit Test

The following table 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:

Evaluation Criteria	Yes/ No	Comment
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800m of a transit node)?	Yes	The proposal is compatible with the Metropolitan Strategy and Draft South West subregional Strategy.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	No	N/A
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	No	The proposal is unlikely to create a precedent within the locality. The proposal does not change the expectations of the current landowner (DEC) and Council is the intended future landowner.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Yes	There are no spot rezonings in the locality.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	No	The site is not zoned to facilitate employment nor will it result in a loss of employment land.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	No	The proposal will not impact upon the supply of residential land.
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 transport?	Yes	The Planning Proposal does not facilitate a change to the use of the site and no change to demands for infrastructure, public transport or shared pathway access are associated with the proposal.
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?	No	The Planning Proposal will have no impact on travel requirements, greenhouse gas emissions or road safety.
Are there significant Government investments in infrastructure or services in the area where patronage will be affected by the proposal? If so, what is the expected impact?	No	The Planning Proposal will have no impact on government investments in infrastructure and services in the locality.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	No	The Planning Proposal will have no impact on land of high biodiversity values or other environmental assets.
Will the LEP be compatible / complementary with surrounding adjoining land uses? What is the impact on the amenity in the location and wider community? Will the public domain improve?	Yes	The proposal is compatible with adjoining land uses and the amenity of the community. The heritage listing will contribute to the overall social and cultural interpretation of the locality.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	No	The Planning Proposal will not change the number of commercial premises.

Evaluation Criteria	Yes/ No	Comment
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	N/A
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?		The proposal to heritage list the school building and its curtilage has been identified as being of high local significance, both as an integral part of the Menangle Village Precinct and as a valued part of the history of the local community, for these reasons it is deemed to be of public interest. If the building was not added to Schedule 5 of the LEP at this time, the site is still within the Menangle Conservation Area and the provisions relating to Heritage Conservation in the WLEP 2011 still apply.