

# MENANGLE PARK

**URBAN DESIGN REPORT**  
November 2018



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# INTRODUCTION

Roberts Day has been engaged by Dahua Group to review and evolve the Master Plan for Menangle Park in Sydney's southwest; building on strong foundations whilst responding to best practice, 21st century urban design principles and the changing planning context.

## WHY THE EVOLUTION?

There is an approved Master Plan in place for the site which requires revisiting based on the following:

- The current proposal is 10 years old, prepared within a different physical and planning context and responding to the market trends of that period;
- Today's Master Plan must respond to the existing and projected growth within Sydney's South West Including Vision and Principles set out in the Greater Sydney Region Plan 2018, Western Sydney District Plan, Greater Macarthur Land Release Strategy, and Re- Imagining Campbelltown CBD Plan;
- Planning proposals must respond to the recent NSW District and the recent release of the NSW Government's Greater Sydney Region Plan - A Metropolis of Three Cities (March 2018) and Our Greater Sydney 2056 - Western City District Plan (March 2018);
- Menangle Park will support the viability and planning vision for the airport and development of the Aerotropolis; and
- Over the past decade there have been significant changes to demographics, affordability, housing need and lifestyles. Menangle Park provides the opportunity to meet needs and fill a market gap.

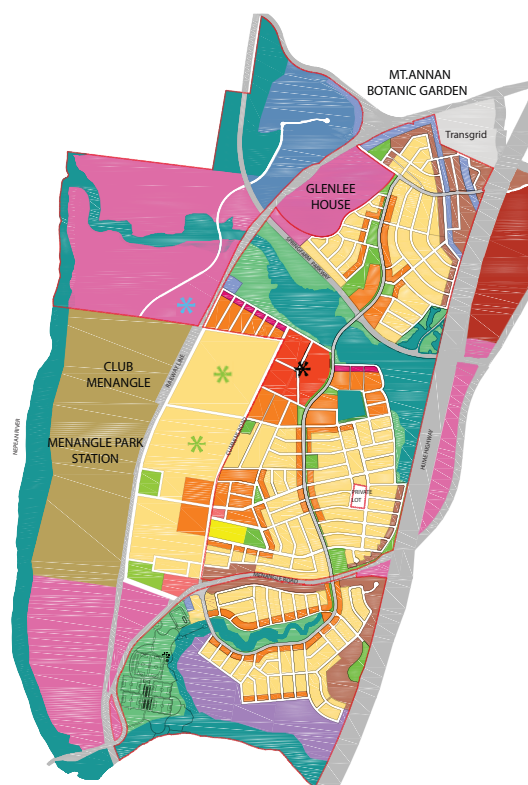
# EVOLUTION OF THE MASTER PLAN



## LEGEND

- Ownership Boundary
- Low Density Lots
- Medium Density Lots
- Open Space
- School
- Rural
- Heritage
- Racing
- Riparian
- Employment
- Town Centre
- Low Density Lots
- Basin

Source: Menangle Park Development Control Plan 2016



## LEGEND

- Site Boundary

## DWELLING TYPOLOGIES

- Town Centre
- Medium Density Lots
- Low Density Lots
- Large Lots
- Large Lots 2000sqm
- Rural
- Rural/Private Open Space

## NON RESIDENTIAL USES

- Neighbourhood/Community Centre
- School
- Employment
- Infrastructure
- Transgrid
- Racing
- Riparian/Ecology
- Ecology
- Field/Open Space
- Park/Open Space
- Indicative Open Space/Civic Area
- Future Open Space (>0.5ha)
- Additional two playing fields (Approx 2.5ha-Detailed Locations TBC)

Source: Menangle Park Concept Master Plan prepared by Roberts Day 2018

# SETTING THE SCENE

Menangle Park is currently a rural-residential suburb located in Sydney's south west within the Greater Macarthur Priority Growth Area. It is approximately 5.5km to the south-west of the Campbelltown, 23km from the Liverpool Strategic Centre and 65km from Sydney CBD. The Menangle Park Urban Release Area (URA) covers a total area of approximately 958 hectares and is bounded by the Nepean River to the south and west, the Hume Highway (M31) to the east and the Australian Botanic Gardens to the north. The Main Southern Railway Line dissects the area in a north / south direction. Menangle Park is a priority release area in the Department of Planning and Environment's Greater Macarthur Priority Growth Area.

The successful redevelopment of Menangle Park will contribute to and support Council's vision for 'Re-imagining Campbelltown' based on its strong relationships within its context and ability to support Campbelltown Centre and the goals of this city.

Dahua's land holdings comprise a significant portion of the Menangle Park URA, consisting of approximately 500 hectares, and the largest single land ownership of the total site area. Dahua is best placed to deliver Council's vision at Menangle Park due to their reputation, experience and commitment to:

- Creating world class communities
- Adopting industry best practice
- Creating housing diversity and sustainable communities
- Respecting and enhancing the environment

Dahua's land includes the central and eastern parts of the area to the east of Cummins Road (Refer 'Dahua Controlled Land' on the opposite page). The holdings are positioned to the north and south of Menangle Road and include proposed residential lands under the recent rezoning.

Dahua holdings includes land in the north-west corner of the URA which has been earmarked as future employment lands and rural lands to the west.

Utilising our trademarked Great Places Process, we have developed a Master Plan that encapsulates a vision from conception to delivery, to enrich the quality of life of the people who will live, work and visit it.

At the core of our 'Great Places Process' is the belief that a significant amount of time should be dedicated to place-based analysis before the physical design process begins, understanding the needs and aspirations of the future community and discovering the unique history and identity of a place.

This report is a summary of the process undertaken to develop a new Master Plan for the site. The Master Plan is the result of a collaborative stakeholder design process.

Strategically located centrally to the future North and South Growth Corridor of the South West; Menangle Park will be South-West Sydney's new destination, a hub of entertainment and recreational activity and healthy lifestyles.

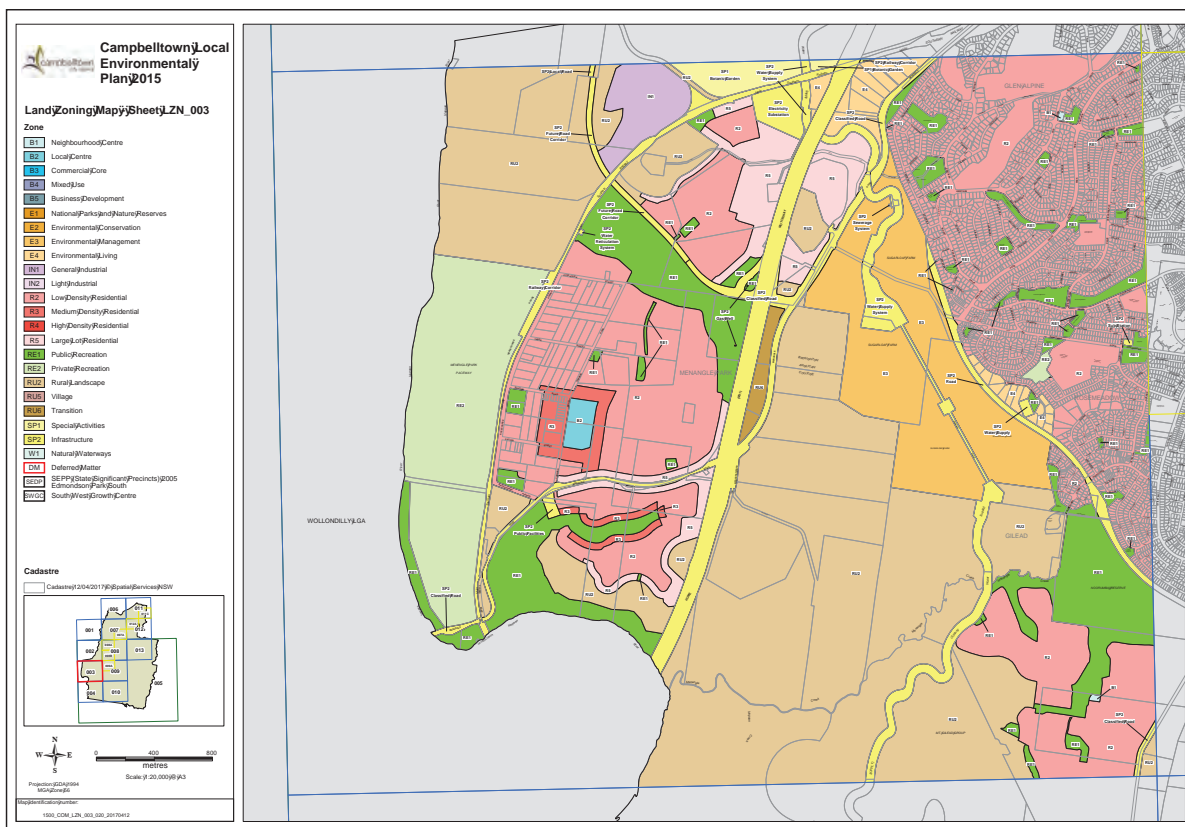


Dahua is committed to respecting the unique Menangle Park natural environment.

# STRATEGIC CONTEXT

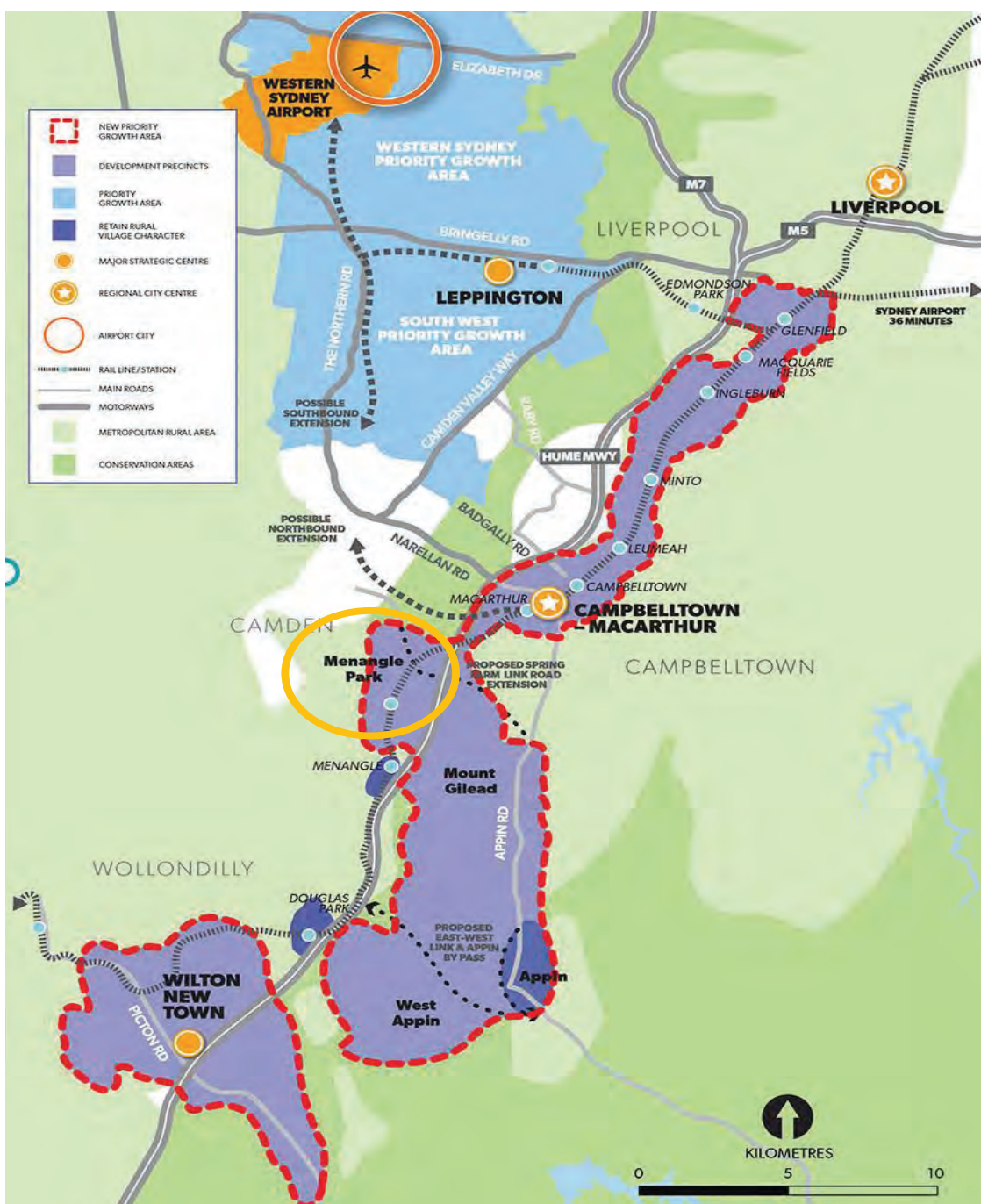
An evolution in thinking towards Menangle Park was inevitable as it has been investigated and identified as a potential growth area in a number of State and local government's strategic documents for almost 20 years:

- Following the release of the Sydney Regional Plan in 2001, it was announced that Government would investigate Menangle Park for residential development;
- The Metropolitan Development Program included notional yield of 4,200 dwellings on the site;
- The development potential was investigated further through a number of local environmental studies undertaken in 2004 and 2010;
- Most recently, the Greater Macarthur Priority Growth Area anticipated the provision of 33,000 new homes and 30,000 new local jobs in the areas of Menangle Park, Mount Gilead, West Appin and Wilton (refer to the map on the opposite page);
- In December 2011, Landcom submitted a planning proposal to rezone Menangle Park from rural to urban and included the provision of approximately 3,400 residential lots, a new commercial centre, employment lands, open space and community and recreational facilities; and
- Menangle Park was rezoned on 18 November 2017.



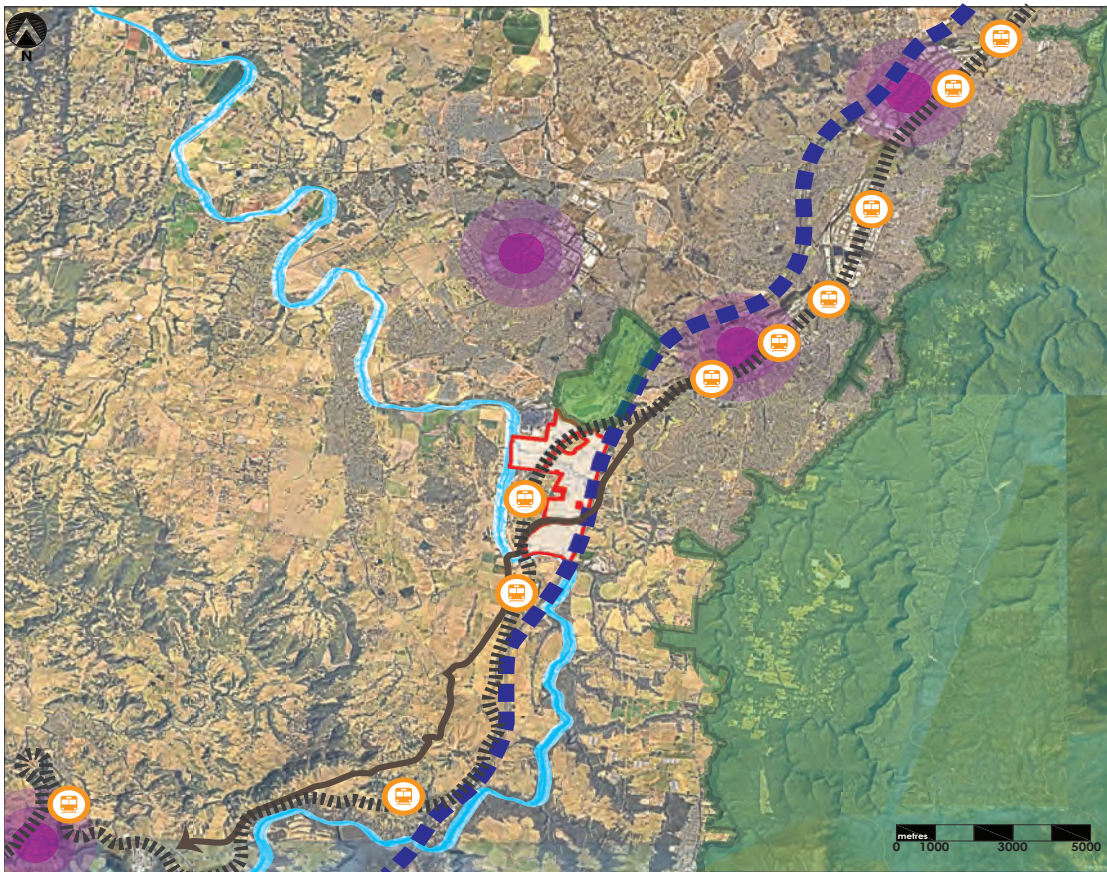
Menangle Park LEP Zoning Map 2017





Greater Macarthur Priority Growth Area Map

# STRATEGIC CONTEXT



## LEGEND

<span style="border: 2px solid red; padding: 2px;"> </span> DAHUA Site	<span style="display: inline-block; width: 20px; height: 10px; background-color: black; border: 1px solid black; position: relative; top: -5px;">←</span> <span style="display: inline-block; width: 20px; height: 10px; background-color: black; border: 1px solid black; position: relative; top: -5px;">→</span> Menangle Road	<span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black; border-radius: 5px;"></span> Botanic Gardens
<span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border-radius: 50%; border: 1px solid black;"></span> Town Centre	<span style="display: inline-block; width: 20px; border-top: 2px dashed black;"></span> Railway Line	<span style="display: inline-block; width: 20px; border-bottom: 2px solid blue;"></span> Nepean River (and its riparian corridor)
<span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Hume Highway	<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border-radius: 50%; border: 1px solid black; text-align: center; line-height: 15px;">⋈</span> Stations	

As noted within Council's 'Re-imagining Campbelltown,' a City & Bush growth principle will 'bring together the best of the location's history while embracing the opportunities of modernisation.'

Menangle Park benefits from quality, existing urban infrastructure whilst remaining set in a unique parkland environment where respect and celebration will be given to the natural, historic and cultural features of the site within the Campbelltown context.

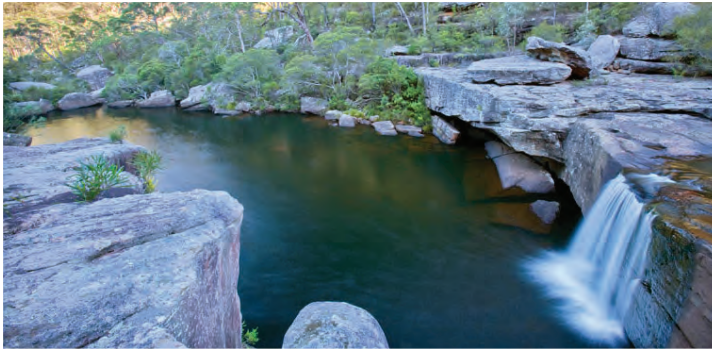
The development of Menangle Park creates the opportunity to stitch together regional systems that have historically been inaccessible or not optimised to their full potential. This includes access to more than 1km of river frontage and almost 100km of existing and proposed health loops and walking trails linking to world class assets such as the Botanic Gardens.





### TOWN CENTRES & COUNCILS

Menangle Park is strategically located close to the Western Sydney Airport, main town centres such as Campbelltown, Camden, Ingleburn and Narellan in the north. It also has direct connection to Picton via Southern Train Line. It is located on the edge of Campbelltown LGA adjacent to Wollondilly and Camden LGAs.



### NATIONAL PARK

There are major parks located close to Menangle Park, that is Dharawal, Heathcote & Royal National Park, Keith Longhurst Reserve, Symbio Wildlife Park and Australian Botanic Garden, which strengthen the connection between the site, nature and open spaces.



### MAJOR ROAD CONNECTION

Hume Highway passes on the east boundary of Menangle Park, links the site with major town centres in the north and Douglas Park in the south. There is also Menangle Road passes through the site dividing the site into north and south parcels. Spring Farm Parkway is also proposed to support future growth which will enable a direct connection to the Hume Highway.



### TRAIN LINE

Menangle Park Station is connected with Southern train line extending from Campbelltown and ends in Goulburn. The stations next to Menangle Park is Macarthur Station on the north and Menangle Station on the south. These connections make the site become more accessible and increase its value.



### NEPEAN RIVER

Nepean River, a major perennial river, passes at the edge of Menangle Park on the south and some parts of north west. The river brings environmental figure to the site and generates more opportunities to integrate the site with nature.



# THE VISION: MENANGLE PARK

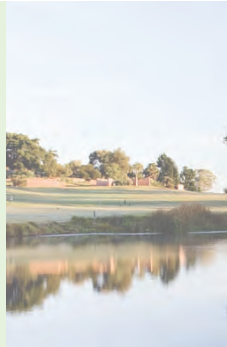


## A HEALTHY TOWN

Menangle Park will offer residents social inclusion and the opportunity for active transport such as walking and cycling through an interconnecting landscape that is supported by recreational opportunities, riparian corridors, local parks and new playing fields.

## A PARKLAND TOWN

The paths and road network will create easy links and visual corridors to existing natural assets including the Australian Botanical Gardens, and the Nepean River, and riparian corridors.



## A CONNECTED TOWN

A Green Spine spine will be the central connector linking the north and south. Increased east-west connections will enhance movement through the site, making it easier to move through and around the new Menangle Park.

## A DESTINATION TOWN

Menangle Park will create a new unique destination for South West Sydney. It will offer a range of retail and commercial uses, recreational offerings, and provide employment opportunities. Club Menangle, an extensive Harness racing and function facility, will be the catalyst to deliver greater entertainment and tourism attractions.







# EVOLVING THE PREVIOUS MASTER PLAN: SIX BIG IDEAS

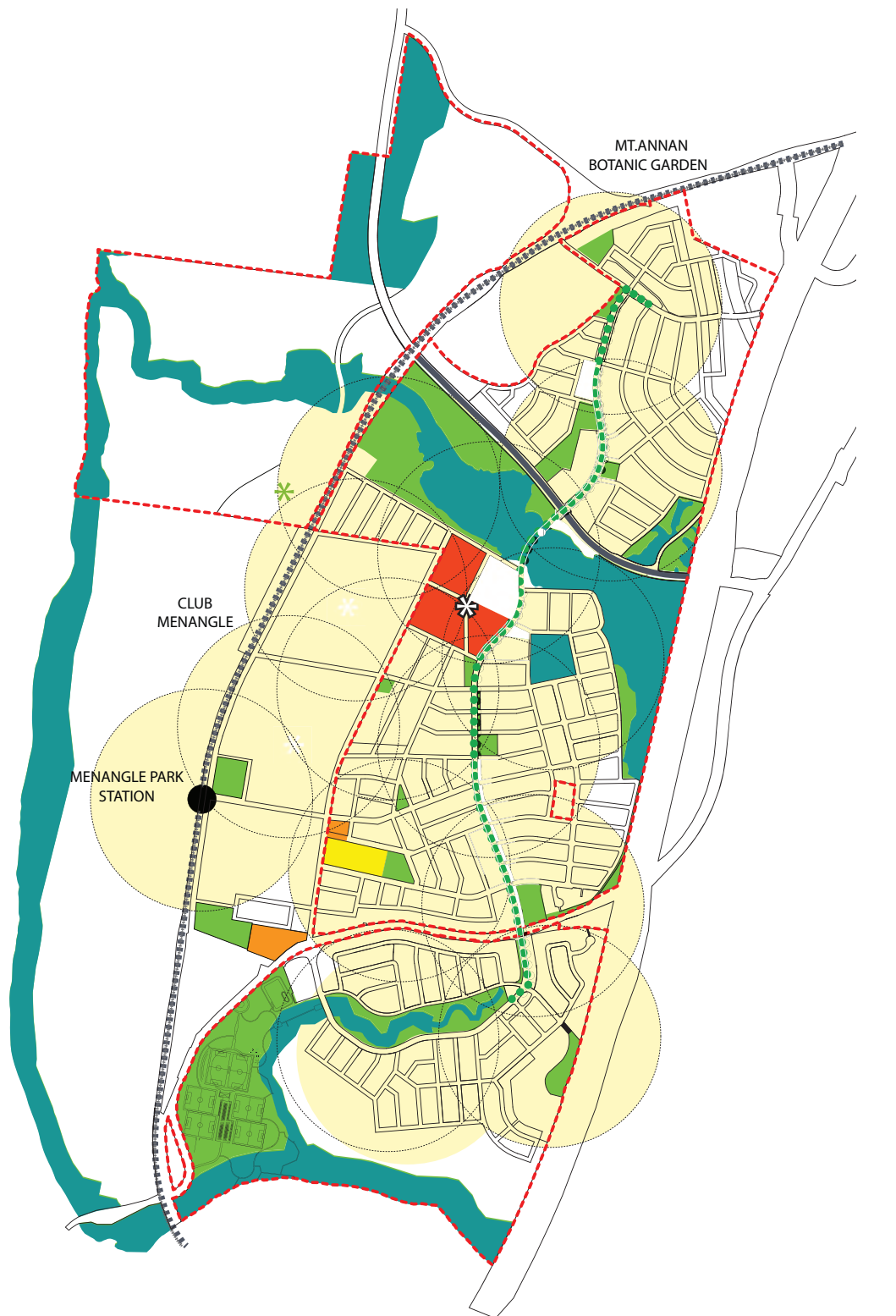
Through the testing of the current DCP and Master Plan assumptions, further analysis and placing the development within the current context; the Master Plan has evolved based around Six Big Ideas. These ideas are described in detail within this section.

## **1. LEVERAGE OFF THE TRANSPORT AND MOVEMENT OPPORTUNITIES**

The plan optimally responds to the Spring Farm Parkway extension, existing rail and future bus services to create a walkable, cycle- accessible neighbourhood structure supported by a connected green network consistent with best practice urban design principles.

Menangle Park will incorporate a network of parks and green links catering to various community needs. An expanded suite of streets are proposed to further support and promote active travel across the precinct.

Streets will be designed to address intended pedestrian and landscape character and to meet traffic capacity requirements- contributing to the streetscape experience and usability whilst not impacting on the traffic volume carrying capacity. In some cases, street configurations intentionally slow traffic and/ or prioritise pedestrians in high amenity areas. However, alternative routes are provided to ensure vehicles retain safe and convenient access to destinations and/ or key transport connections such as Spring Farm Parkway and Menangle Park Road.



Site Boundary

Railway Line

Town Centre

5 min walk/  
400m radius

Green Space

Proposed School

Spring Farm  
Parkway  
Extension

Riparian/Ecology

Neighbourhood/Community  
Centre

Future Open Space (>0.5ha)

Green Spine

2.5 ha Playing Fields

Indicative Open Space/Civic Area



# EVOLVING THE PREVIOUS MASTER PLAN: SIX BIG IDEAS

## 2. TWO COMPLIMENTARY CENTRES: RE-ORIENTATE THE TOWN CENTRE TOWARDS THE CREEK CORRIDOR

The previous Master Plan locates a single town centre based on a 'business as usual' approach where the centre is located towards the geographic centre of an area and at the intersection of major roads. Its logic for success is based on car dependency and conventional retail model. Higher density housing is located around the centre before reducing towards the centre's edge, which is typically a natural creek corridor of significance. The previous Master Plan didn't capitalise on natural features of the site or development models that co-locate the centre and density with areas of a high level of amenity to create an experience based destination that is more the sum of its parts.

Put simply, if Menangle Park was located on Sydney's coastline the town centre location would address the beach to create a unique place. In Western Sydney, there is now industry recognition creek corridors must be given similar value to ensure equity in the types of places created. Urban equity is recognised by the United Nations New Urban Agenda, which Australia is a signatory, as a key criteria for sustainability and liveability.

The proposal re-orientates the town centre to the south side of the creek, a north facing area with a high level of amenity, and retains a secondary mixed use centre in the previously proposed location. This provides an attractive and viable commercial and public benefit package to Menangle Park residents over the life of the project.

### The District Plan Centres Strategy

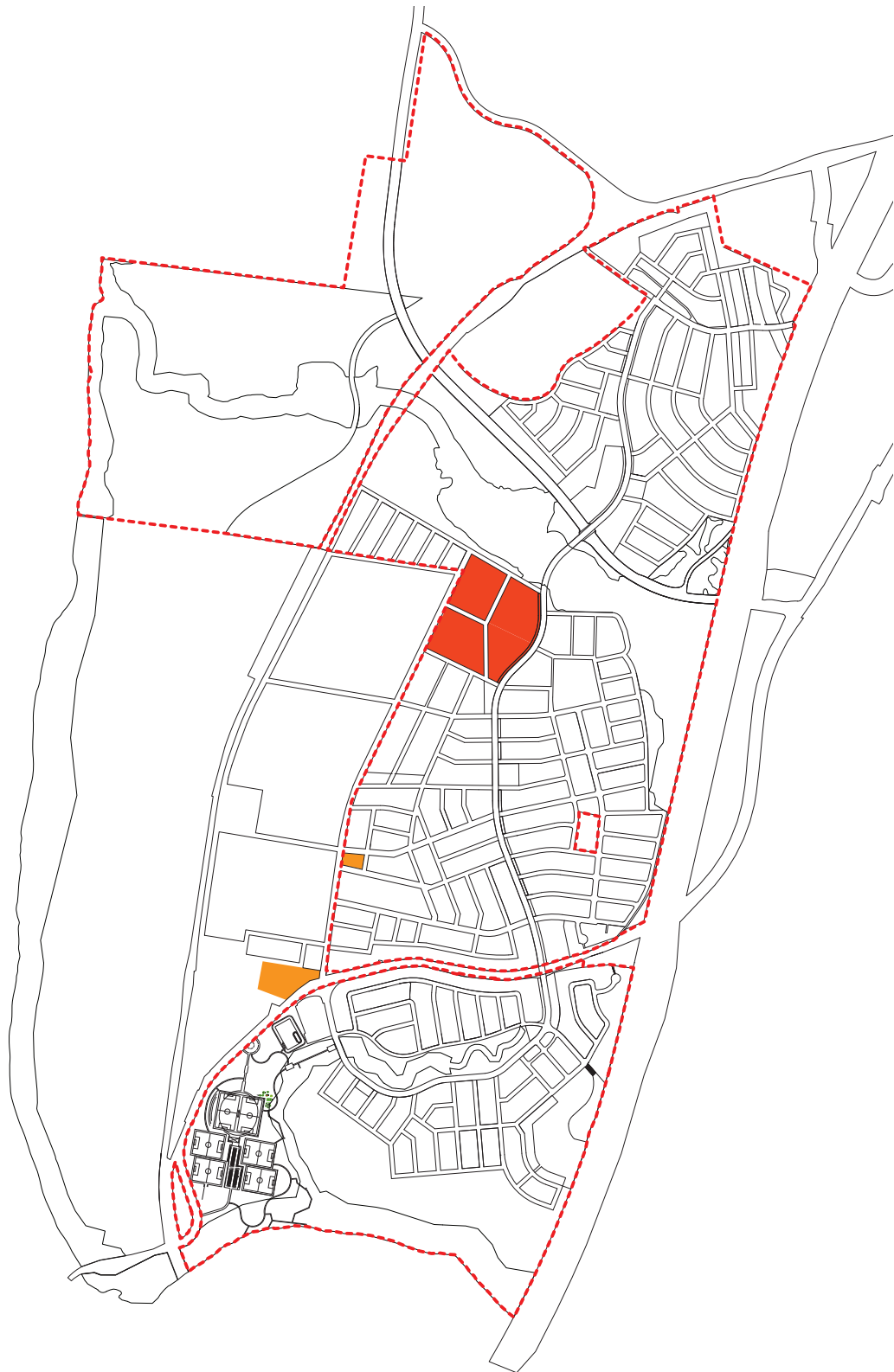
Campbelltown- Macarthur is identified as one of the metropolitan city clusters under the Western City District Plan. The role of metropolitan city cluster is to provide a main focus for access to goods and services; entertainment, leisure and recreational activities; as well as cultural and arts experiences.

The Western City District Plan acknowledges the importance of planning to attract investment in these areas. The proposed Town Centre location creates an highly attractive commercial opportunity with its proximity to Spring Farm Parkway and unique, high amenity natural setting, that will support the priorities of the District Plan- and complements but not compete. Particularly with the role of the Campbelltown- Macarthur cluster being health and education.


### Location IQ Retail Advice

Location IQ reviewed the Town Centre parameters within the current and revised context and provides the following recommendations consistent with the Town and Neighbourhood Centre strategy opposite

- One major centre, ultimately totaling 30,000sqm, should anchor Menangle Park, ideally located near the Spring Farm Parkway extension and with turn off capabilities via the Hume Highway.
- A smaller convenience centre serving the day to day needs of the population should be situated at the southern portion of the development. This centre will be around 3,000 sqm in scale.



 Site Boundary

 Town centre

 Neighbourhood/ Community Centre

# EVOLVING THE PREVIOUS MASTER PLAN: SIX BIG IDEAS

## The Town Centre

An increased size and role for the primary town centre benefits from, and is further justified by, the improved vehicle access afforded by the Spring Farm Parkway extension, it creates added value for people by integrating urban and natural experiences into a unique destination.

Further, it creates the opportunity to densify living opportunities near the highest amenity. The proposed location of the town centre maximises the total future population within an easy walk and cycle distance of the town centre, and possibility of improved train service.





### The Neighbourhood Centre

A neighborhood centre, and associated density, is retained in the location identified by the previous Master Plan. This centre will leverage off its proximity and association with Club Menangle, Menangle House and a primary school. The neighbourhood centre character and role will be that of a boutique centre with the opportunity to collocate with community uses such as the school and potential for child care facilities.

The neighbourhood centre will compliment the broader Menangle Park community offering and the town centre. The neighbourhood centre will be an important civic and meeting place for future residents within the southern portion of the site. The centre will be supported by housing diversity and a medium density offering adjoining amenity and convenience. The nature of this centre increases commercial success and provides justification for increased adjoining density.

The location, size and nature of the two centres is supported by the Greater Macarthur LUIP (2015) and the project's specialist retail consultant Location IQ.

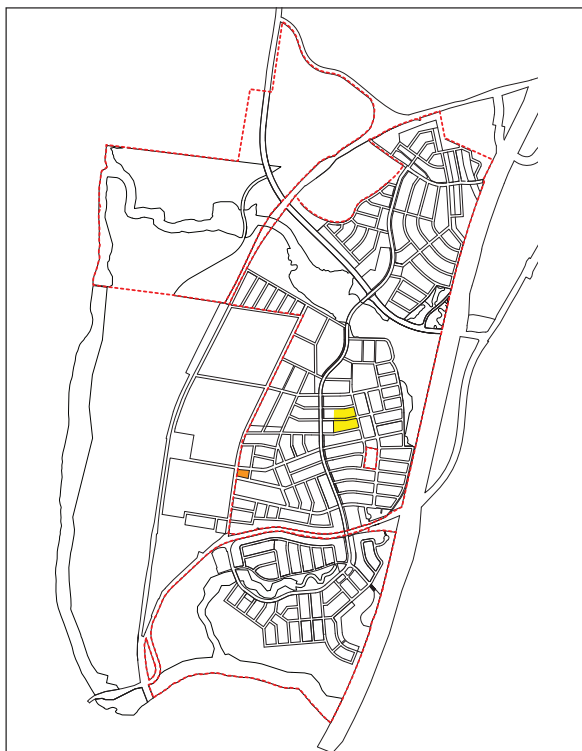


# EVOLVING THE PREVIOUS MASTER PLAN: SIX BIG IDEAS



### **3. PRIMARY SCHOOL LOCATION: DESIGN RATIONALE FOR RELOCATING THE PRIMARY SCHOOL**

Menangle Park requires a primary school with a land area of approximately 2ha to be co-located with recreational open space. A primary school is recognised as an important anchor for lower order centres. The activity generated by the primary school substantially improves the commercial viability of other specialty retail. Also, it assists in creating an overall sense of community desired by purchasers and end users. This dynamic is considered beneficial for Menangle Park.



Site Boundary

Proposed School

Neighbourhood/ Community Centre



## CURRENT SCHOOL LOCATION

The previous Master Plan locates the proposed primary school towards the site's centre, at the intersection of the main north-south collector and east-west sub-collector. Although located at the geographic centre of the project, it is isolated from the proposed town centre. The school in this location:

1. Does not contribute to the identity or anchoring of the centre (regardless of scale);
2. Will result in increased and unnecessary local vehicle trips; and
3. Fails to leverage opportunities for increased density by being embedded within a suburban character precinct.

The above diagram sites the Landcom school location within the evolved Menangle Park Master Plan in order to appreciate the implications of this location within the proposed context.

## PROPOSED SCHOOL LOCATION

Based on the evolved Master Plan, it is proposed that the primary school is collocated with a neighbourhood centre at the intersection of Cummins Rd and new sub-collector. By locating the primary school in this location it:

1. Retains a mixed-use place type in a similar location to the previous Master Plan and on-going justification for an increase in housing density already anticipated on adjoining lands;
2. Creates a logical 'place' mid-point to strengthen connections for people walking, cycling and using public transport between the project, balance lands and Club Menangle;
3. Establishes another distinct precinct with highly attractive qualities to the end market; and
4. Adjoins open space for joint school and community use opportunities.




# EVOLVING THE PREVIOUS MASTER PLAN: SIX BIG IDEAS


## **4. REALIGN THE NORTH-SOUTH COLLECTOR TO CREATE AN ACTIVE GREEN LINK**

The previous Master Plan north-south collector is an engineering-led response to providing vehicle access for the project. Although rationale for cars largely ignores the site's key natural features and has limited amenity for people walking, cycling and using public transport given its significance in the movement network. It has a streamline geometry encouraging drivers to speed within a place aiming to be highly walkable.

Without comprising vehicle movement, the evolved Master Plan adopts a place-led approach, subtly realigning the Green Spine to create a central, active green link. The Green Spine celebrates the site's topography and natural hydrology, creating a useable and active green link for all people irrespective of their chosen mode of transport- car, cyclist, bus or pedestrian. A signature element of the Green Spine is of a generous width that can accommodate double rows of street tree planting and active travel connections linking more traditional parks located along this important wayfinding and linear recreation spine. The design of the Green Spine is intended to provide shade and amenity for walkers, cyclists and bus users, break out park spaces for residents and celebrates site features to connect people to their natural setting, creating an enhanced user experience fostering place attachment and identity.




 Site Boundary

 Green Space

 Riparian/Ecology

 Green Spine

 Future Open Space (>0.5ha)

 2.5 ha Playing Fields

 Indicative Open Space/Civic Area

# EVOLVING THE PREVIOUS MASTER PLAN: SIX BIG IDEAS

## 5. CELEBRATE THE SITE'S NATURAL FEATURES AND ADJOINING AMENITIES

The plan responds to the site's unique topographical and natural features through design. Significant green space has been located on important high points, and roads have been aligned to maintain important views and vistas, allowing natural amenities to be enjoyed and celebrated.

The features of the site are celebrated as unique moments and also as part of a legible, connected network of experiences.

Menangle Park will leverage off the unique 1 kilometer of direct Nepean River frontage and catalyse future Riverfront linkages and connections beyond to the existing Nepean River cycleway/ cycle parking and to the future planned Nepean River link.

The site's low and high points are connected visually and physically by the Green Spine.

Parks are typically located at the high points with additional open space located along the Green Spine further creating a sequence of intermediate experiences and an inherent legibility unique to Menangle Park. The spacing of the parks connected by the Green Spine will promote walking, cycling and general movement between the spaces and throughout Menangle Park.

The low points of the site, including the northern and southern riparian corridors, are retained as green space with streets running perpendicular towards them. By orientating the streets in this manner, there is maximum permeability towards the highest amenity areas for pedestrians, cyclists and vehicles. This design strategy also provides all residents along these streets with some degree of 'park frontage' as opposed to the conventional method of a single row of houses fronting open space and blocking all residents behind them effectively privatising high value edges.

The Green Spine proposes an integrated green travel system, exercise stations and/ or public art trail along the Green Spine, hilltop parks and riparian corridors celebrating the key place-features of the site and past rural character.



Site Boundary

High Point

Views from High Point

Views and access to open space from local lane

\* Future Open Space (>0.5ha)

Green Spine

\* 2.5 ha Playing Fields

Indicative Open Space/Civic Area

# EVOLVING THE PREVIOUS MASTER PLAN: SIX BIG IDEAS



## 6. PROVIDE HOUSING DIVERSITY

Various different lot sizes are proposed within Menangle Park. Character Areas have been identified based on the existing characteristics of the place. Appropriate public and private domain characteristics will be allocated to each Character Area based on the intention to respect and reflect the past as Menangle Park develops into a Parkland Town. Character Areas provide a mechanism to deliver housing choice and a demographically balanced community that meets the needs and aspirations of local people now and in the future. This product mix is based on market research commissioned by Dahua and will be reinforced by proposed character areas.

### PRINCIPLES

Within the Town Centre Character Area the housing, landscape and streetscape are consistently the most urban in character and concentrated around the amenity of the riparian corridor, mixed use centre and Spring Farm Parkway.

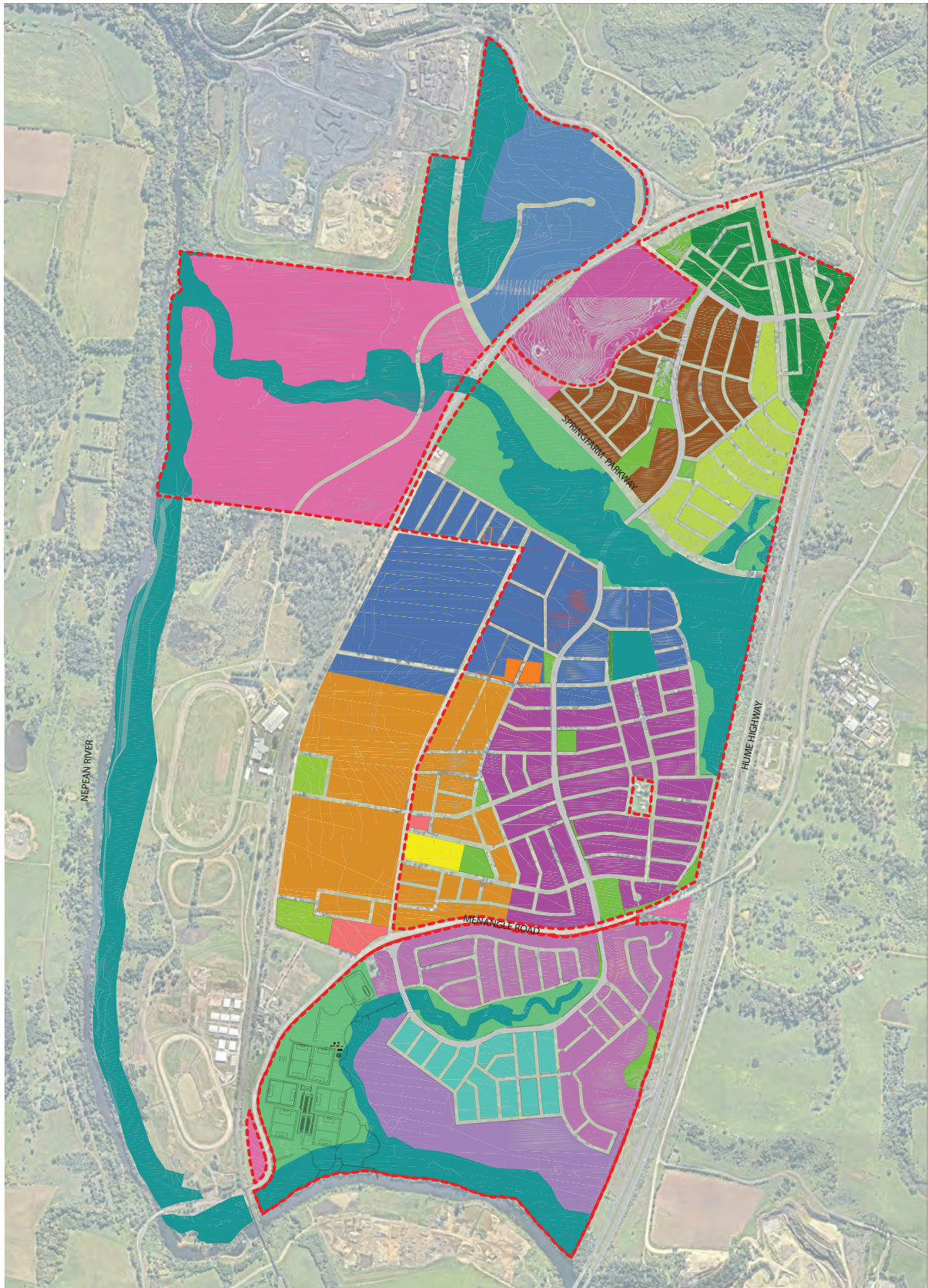
Whilst the highest concentration of small lot product is in urban areas; pockets of small lots and affordable housing are provided throughout the development and integrated together around areas of high amenity promoting social and economic diversity. It will be delivered as a high quality lifestyle proposition.

The largest lots outside of the 'rural' areas are 2,000sqm+, located on the steep land within the Recreation and Riverside Character Area as well as the corner between Hume Highway and Menangle Road. Large lots provide a premium lifestyle offering as well as the opportunity for food production, or a rural and/ or eco focused lifestyle. Larger lots in steeper areas reduce earthworks and minimise impacts on visual amenity- retaining the site's DNA and contributing to legibility.

Further Design Principles for lot and housing types include:

- Terraces should be located on land with a slope less than 5% unless designed specifically for sloping land
- Character Areas should provide a minimum of three different lot/ housing types
- Higher density/ small lot product must be within walking distance to a park, daily shopping needs and an existing/ future bus and/ or cycle route
- Houses on steep land should generally be sited with the topography to read in harmony with nature and not detract from the natural setting





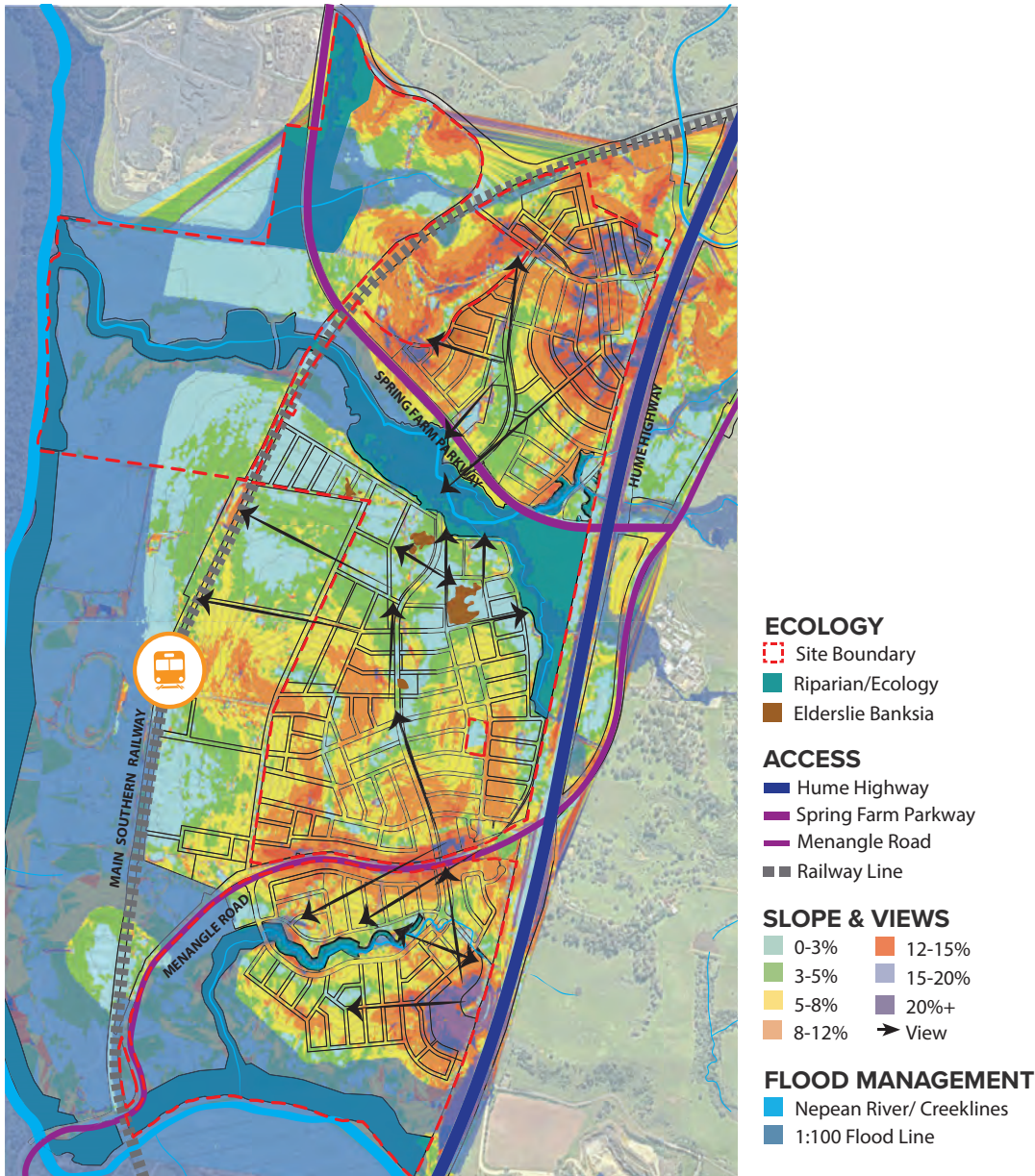
- Site Boundary
- Botanic Gardens
- Glenlee Homestead

- Riparian Interface
- Town Centre
- Ridgeline

- Station and Horse Racing
- Recreation
- Riverside



# SITE ANALYSIS



Roberts Day has undertaken a site and place analysis for Menangle Park which considers a combined assessment of the physical and emotional aspects of the site. This enables the team to establish a design brief that will result in a unique experience for residents and visitors whilst respecting the site's technical constraints.

The Site Analysis has been broken down into the following categories:

- Ecology
- Access
- Slope and Views
- Flood Management

The Place Analysis identifies character areas as defined within the three key place precincts:

## Northern Precinct

Located north of Spring Farm Parkway and characterised by connections and synergies with the heritage Glenlee House, Botanic Gardens and unique sloping terrain.

## Central Precinct

Located between the riparian corridor and Menangle Road and characterised by frontage to the riparian corridor, the relationship to Club Menangle and the Station and the parallel features and contrast of the ridge and the low-lying north-south land.

## Southern Precinct

Located south of Menangle Road and characterised by the proximity and access to the Nepean River, the highest point on site and views to nature.



### **ECOLOGY**

Elderslie Banksia is generally to be retained and celebrated within parks and open space.



### **ACCESS**

The strong east- west network will be supplemented with a new north- south connection.



### **SLOPE AND VIEWS**

Character Areas will drive density and built form to reflect the natural topographical features of the site and associated views and experiences.



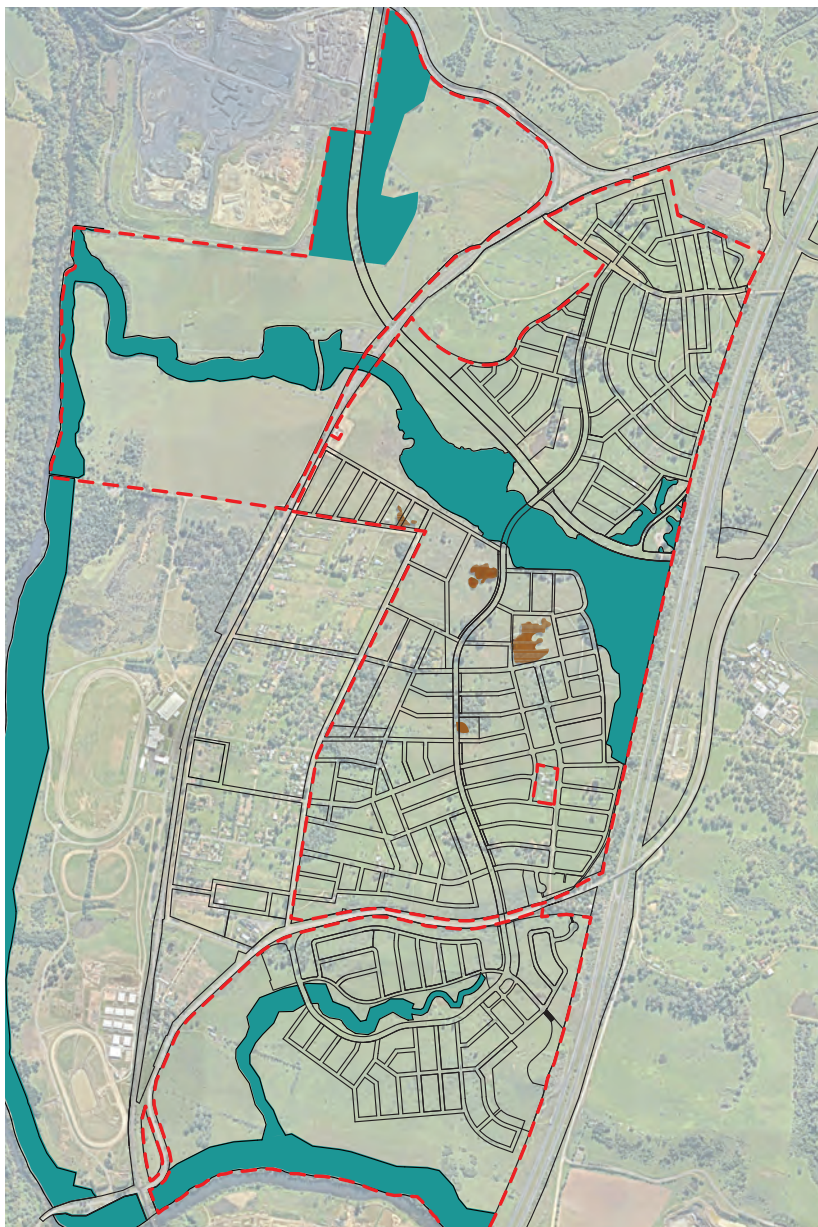
### **FLOOD MANAGEMENT**

An integrated flood management plan will promote access to the Nepean River, establish detention basins as features and creates a variety of immersive character interfaces along the riparian corridor.



## ECOLOGY

Vegetation mapping has been undertaken and it is determined that the Elderslie Banksia is to be generally retained and celebrated within parks and open space. The highest concentration of Elderslie Banksia is retained and enhanced within a 2.5 hectare park. Cumberland Ecology supports prioritising a combination of establishing biobanking/ stewardship sites, the purchase and retirement of existing biodiversity credits and revegetation enhancement of remaining larger patches over selective clearing of small, isolated patches of vegetation that would otherwise be exposed to a high degree of edge effects. The riparian corridor and Nepean River is considered a unique asset and the planning undertaken to date has been reviewed in order to ensure that the assets are being fully leveraged within this Concept Master Plan. Public access to the corridor and River is maximised and activated through a third of the frontage designed as a major public sports hub. A system of walking, cycling and hiking trails are planned to link into the existing Nepean River cycleway and future planned Nepean River Link.



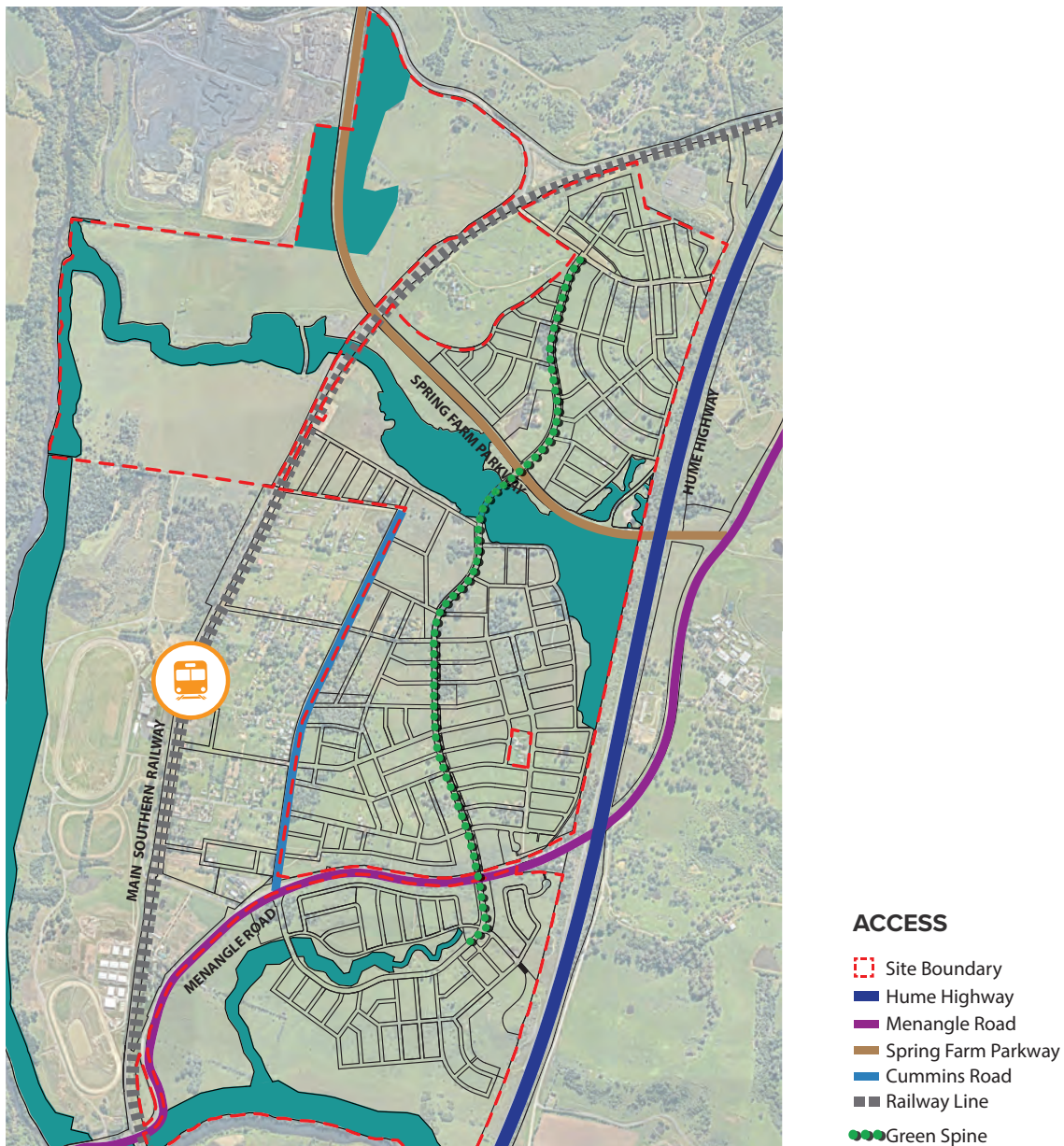
### ECOLOGY

- Site Boundary
- Riparian
- Elderslie Banksia

## ACCESS

The site is well connected from east to west including Menangle Road and the proposed Spring Farm Parkway Extension. North- south connections are limited to the site perimeter with Cummins Road and an infrequent railway line to the west, and Hume Highway to the east.

The strong east- west network will be supplemented with a north- south connections providing multi- modal linkages for residents and visitors moving to and from the north, central and south portions of the site.



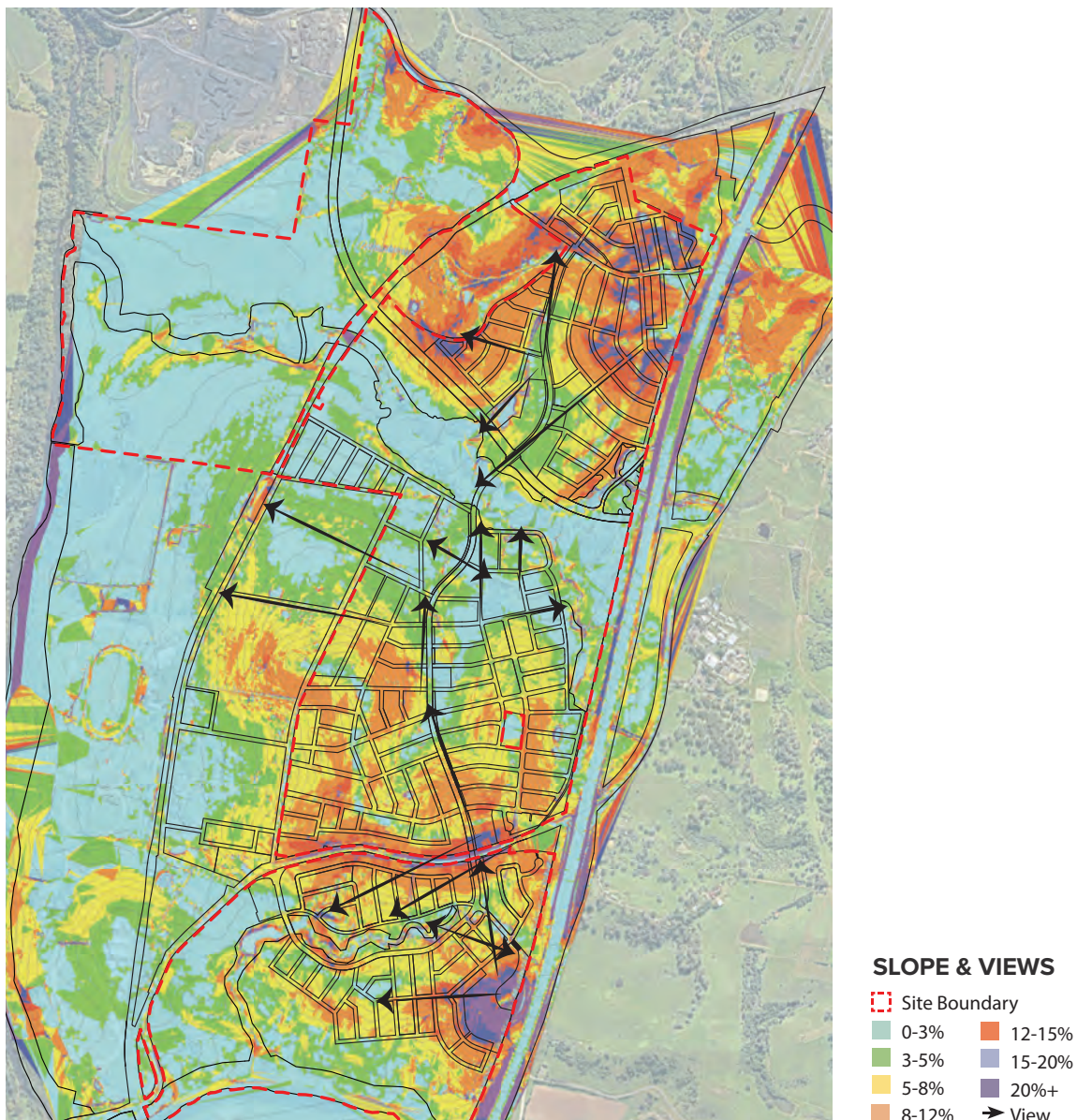


## SLOPE AND VIEWS

The below slope analysis of the site was undertaken to assist in the delivery of pragmatic place-led design whereby the natural topography can be celebrated whilst minimising earthworks and preparing a commercial viable development foundation.

Extreme high and low points are designed as place features whilst general topographic characteristics contribute to the defined Character Areas. Character Areas will drive density and built form to reflect the natural topographical features of the site and associated views and experiences.

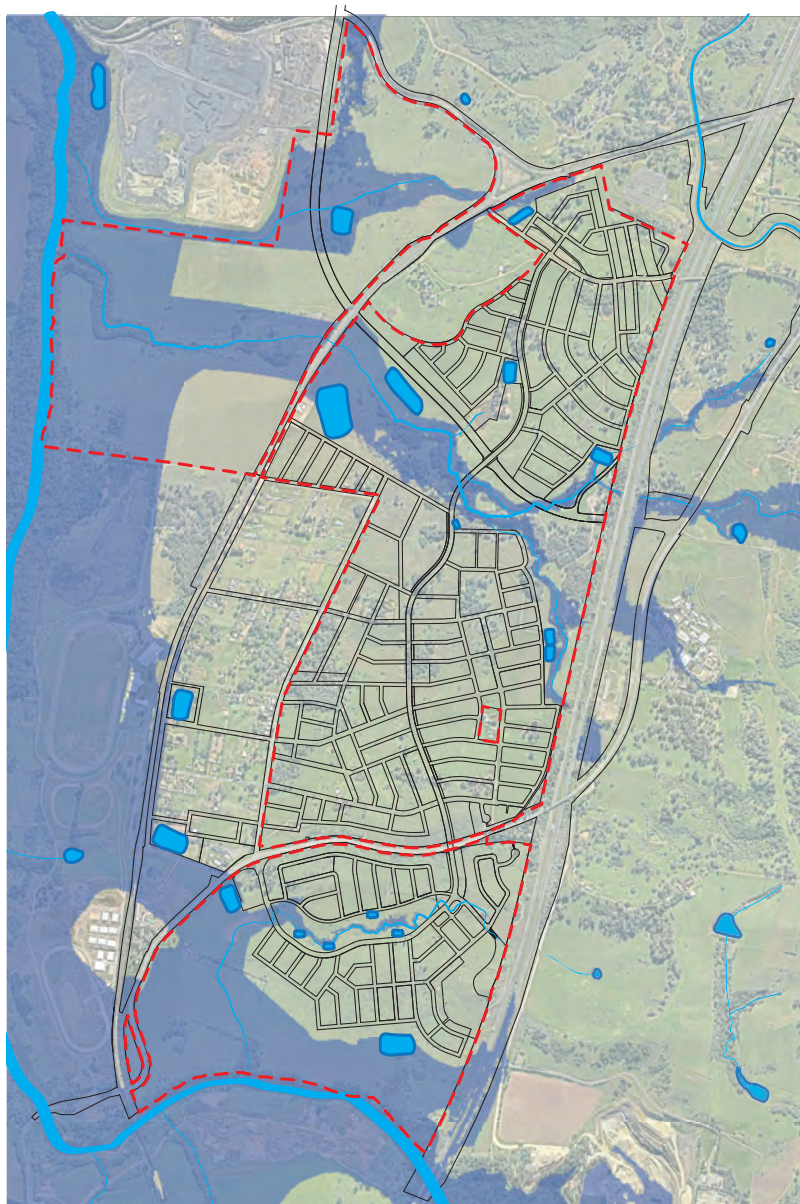
The site is characterised by a variety of slopes that naturally create a series of villages, vistas and relief across the site.



## FLOOD MANAGEMENT

An integrated flood management plan will provide for a series of connected open spaces that promote access to the Nepean River, establish detention basins as features and create a variety of immersive character interfaces and levels of engagement.

Flood design will provide the opportunity to create natural wetlands, ecosystems, engaging amenities and water quality management along the riparian corridor that will be enhanced and framed through an integrated built form interface.



### FLOOD MANAGEMENT

- Site Boundary
- Nepean River
- 1:100 Flood Line
- Proposed Detention Basin



# MASTER PLAN

## Menangle Park will:

Menangle Park will deliver approximately 5,250 dwellings including 4,000 on Dahua owned land.

Provide a 30,000 sqm Town Centre fronting the riparian corridor

Collocate a 2ha school with a 1ha joint use open space and Neighbourhood Centre

Provide housing choices ranging from apartment living, integrated dwellings, detached residential dwellings and rural lots.

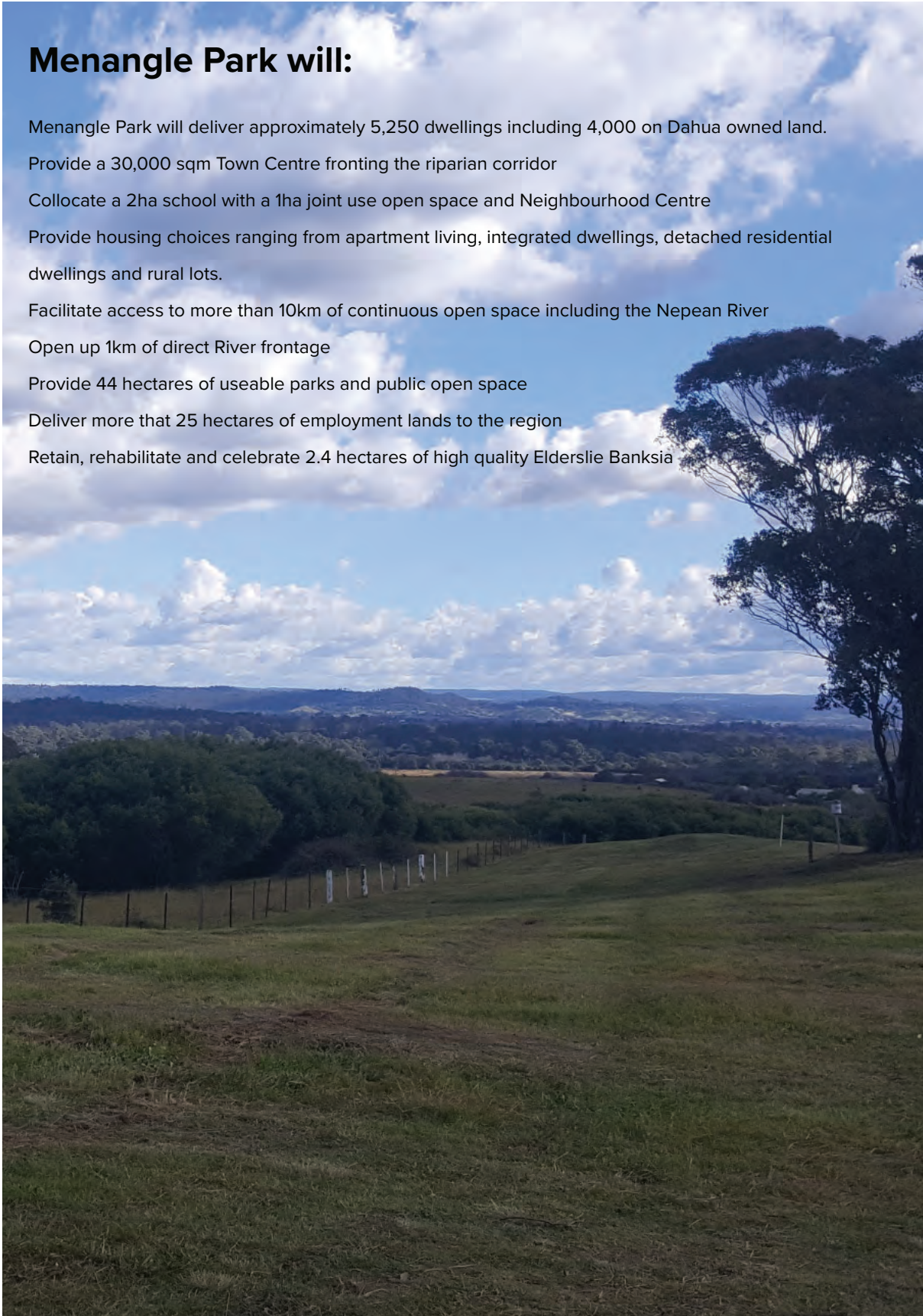
Facilitate access to more than 10km of continuous open space including the Nepean River

Open up 1km of direct River frontage

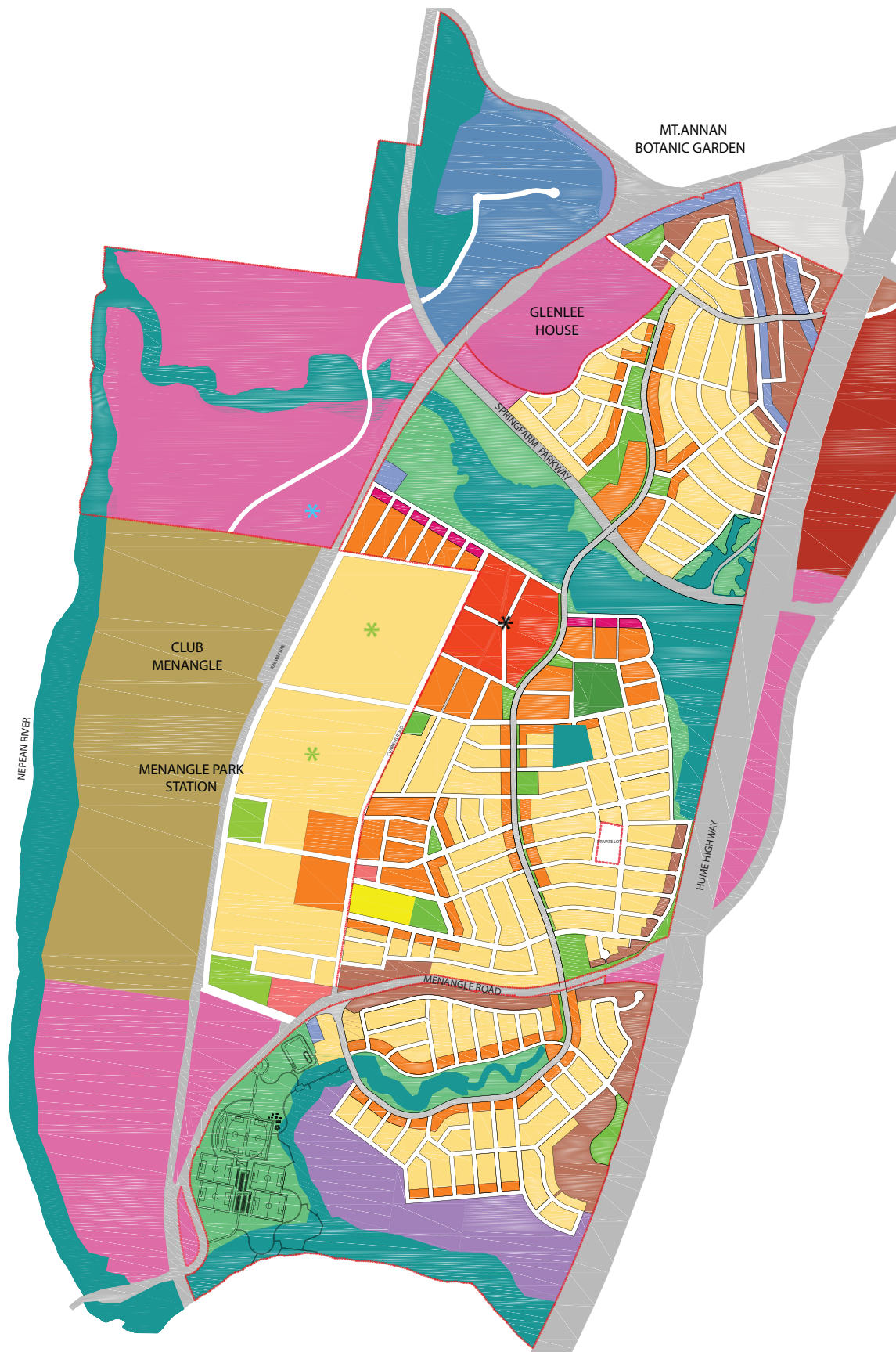
Provide 44 hectares of useable parks and public open space

Deliver more than 25 hectares of employment lands to the region

Retain, rehabilitate and celebrate 2.4 hectares of high quality Elderslie Banksia

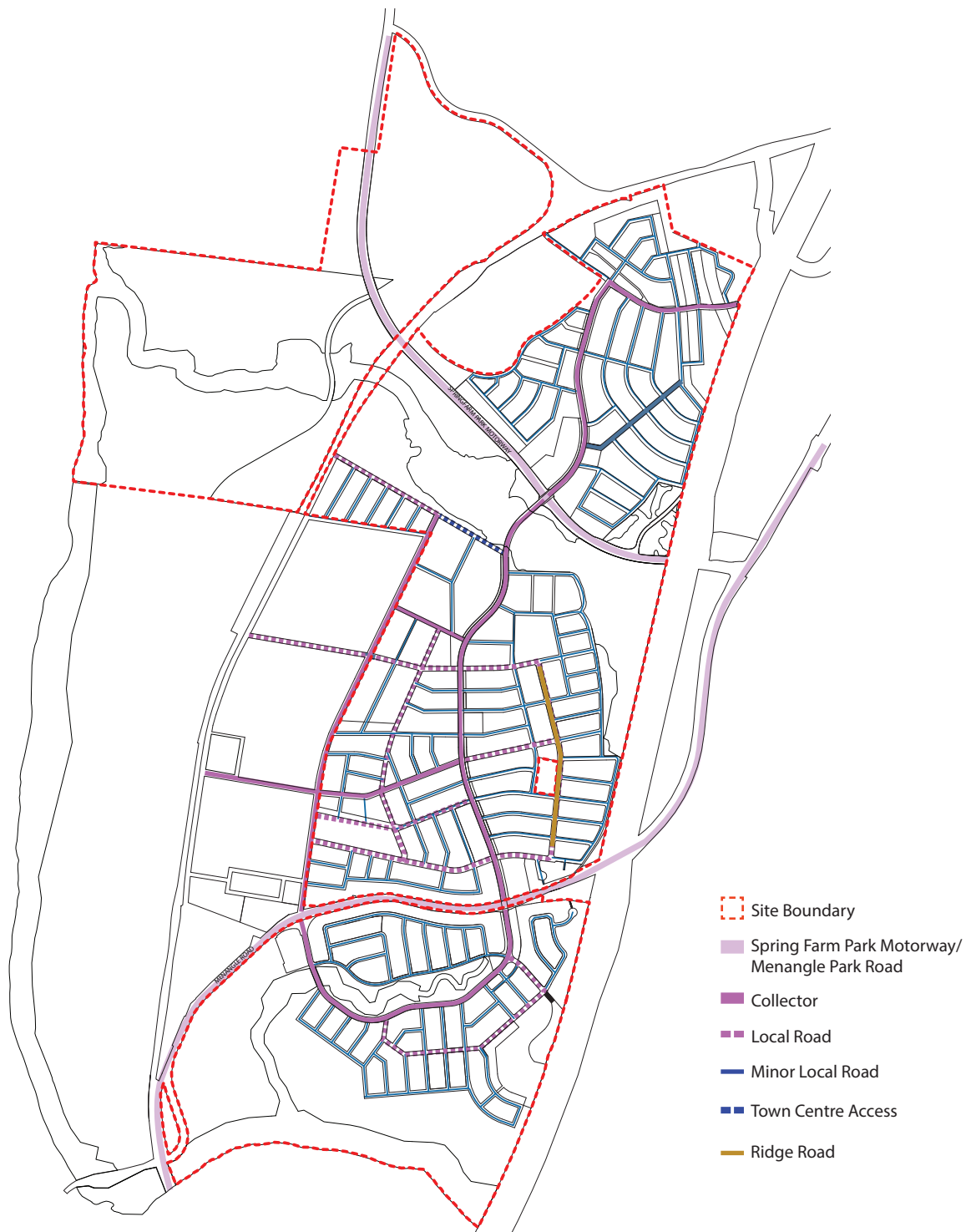






- |   |  |  |  |
|---|--|--|--|
| <span style="border: 1px dashed red; padding: 2px;"> </span> Site Boundary  | <span style="display: inline-block; width: 10px; height: 10px; background-color: #8B4513; border: 1px solid black;"></span> Rural                    | <span style="display: inline-block; width: 10px; height: 10px; background-color: #A9A9A9; border: 1px solid black;"></span> Transgrid            | <span style="display: inline-block; width: 10px; height: 10px; background-color: #3CB371; border: 1px solid black;"></span> Field/Open Space |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: #FF4500; border: 1px solid black;"></span> Town Centre         | <span style="display: inline-block; width: 10px; height: 10px; background-color: #6A5ACD; border: 1px solid black;"></span> Rural/Private Open Space | <span style="display: inline-block; width: 10px; height: 10px; background-color: #8B4513; border: 1px solid black;"></span> Racing               | <span style="display: inline-block; width: 10px; height: 10px; background-color: #3CB371; border: 1px solid black;"></span> Park/Open Space  |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: #FF8C00; border: 1px solid black;"></span> Medium Density Lots | <span style="display: inline-block; width: 10px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> Neighbourhood Centre     | <span style="display: inline-block; width: 10px; height: 10px; background-color: #008080; border: 1px solid black;"></span> Riparian/Ecology     | <span style="color: green;">✱</span> Future Open Space (>0.5ha)  |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> Low Density Lots    | <span style="display: inline-block; width: 10px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> Schools                  | <span style="display: inline-block; width: 10px; height: 10px; background-color: #8B4513; border: 1px solid black;"></span> Riparian/Flood (30m) | <span style="color: black;">✱</span> Indicative Open Space/Civic Area  |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: #8B4513; border: 1px solid black;"></span> Large Lots          | <span style="display: inline-block; width: 10px; height: 10px; background-color: #00008B; border: 1px solid black;"></span> Employment               | <span style="display: inline-block; width: 10px; height: 10px; background-color: #008080; border: 1px solid black;"></span> Riparian/Flood (15m) | <span style="color: blue;">✱</span> Additional two playing fields (Approx 2.5ha-De-tailed Locations TBC)                                     |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: #8B0000; border: 1px solid black;"></span> Large Lots 2000sqm  | <span style="display: inline-block; width: 10px; height: 10px; background-color: #4169E1; border: 1px solid black;"></span> Infrastructure           | <span style="display: inline-block; width: 10px; height: 10px; background-color: #00008B; border: 1px solid black;"></span> Riparian/Flood (45m) |  |

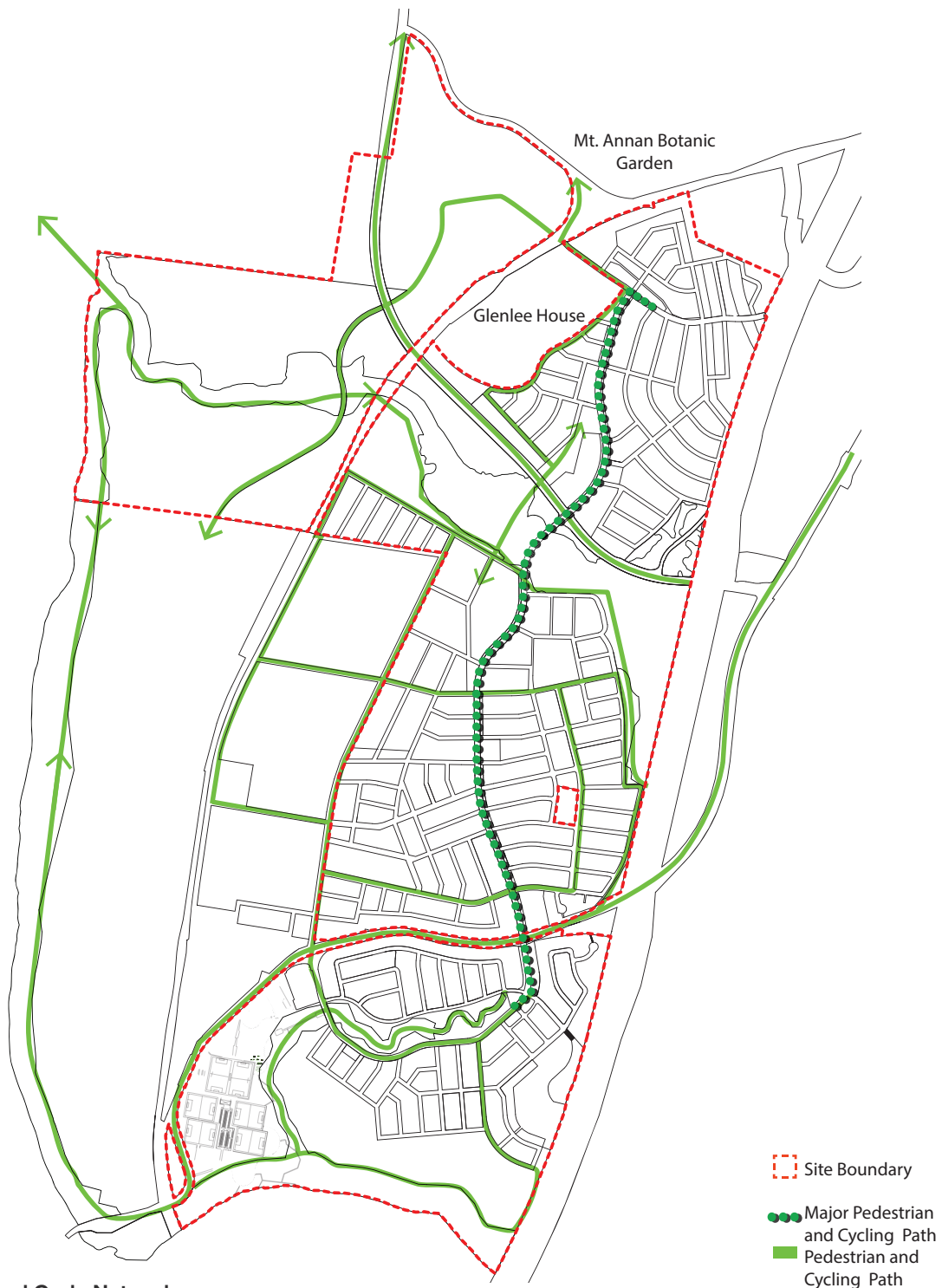
# KEY DESIGN ELEMENTS



## Street Hierarchy

Menangle Park creates a more logical street hierarchy with key features including:-

- Construction of Spring Farm Parkway bringing broader benefits;
- A central north-south collector, creating a legible linear place for the community providing public transport and amenity connecting the northern, central and southern neighbourhoods.
- Multiple east-west streets connect the entire release area with features such as Club Menangle and regional cycleways and establish clear sight lines making destinations easily recognisable.
- A diversity of local street and lane types, ranging in character from most urban to most rural through a combination of landscaping, fencing and frontage interface treatments, complete the network.



### Pedestrian and Cycle Network

Menangle Park creates a comprehensive pedestrian and cycle network operating at multiple scales. Key features include:-

- A series of green loops connecting people with external amenities including Nepean River, Mt. Annan Botanic Gardens, Club Menangle, Broughton Anglican College and creeks.
- A Green Spine prioritising pedestrians and cyclists through quality, legible paths along the key desire line between the northern, central and southern precincts promotes health, wellbeing, active living and sociability.
- A network of cycle trails, paths and protected bike lanes connecting key features and destinations and embracing the site's topography and vistas.
- All the new series loops and network on the site restructuring the regional connections.

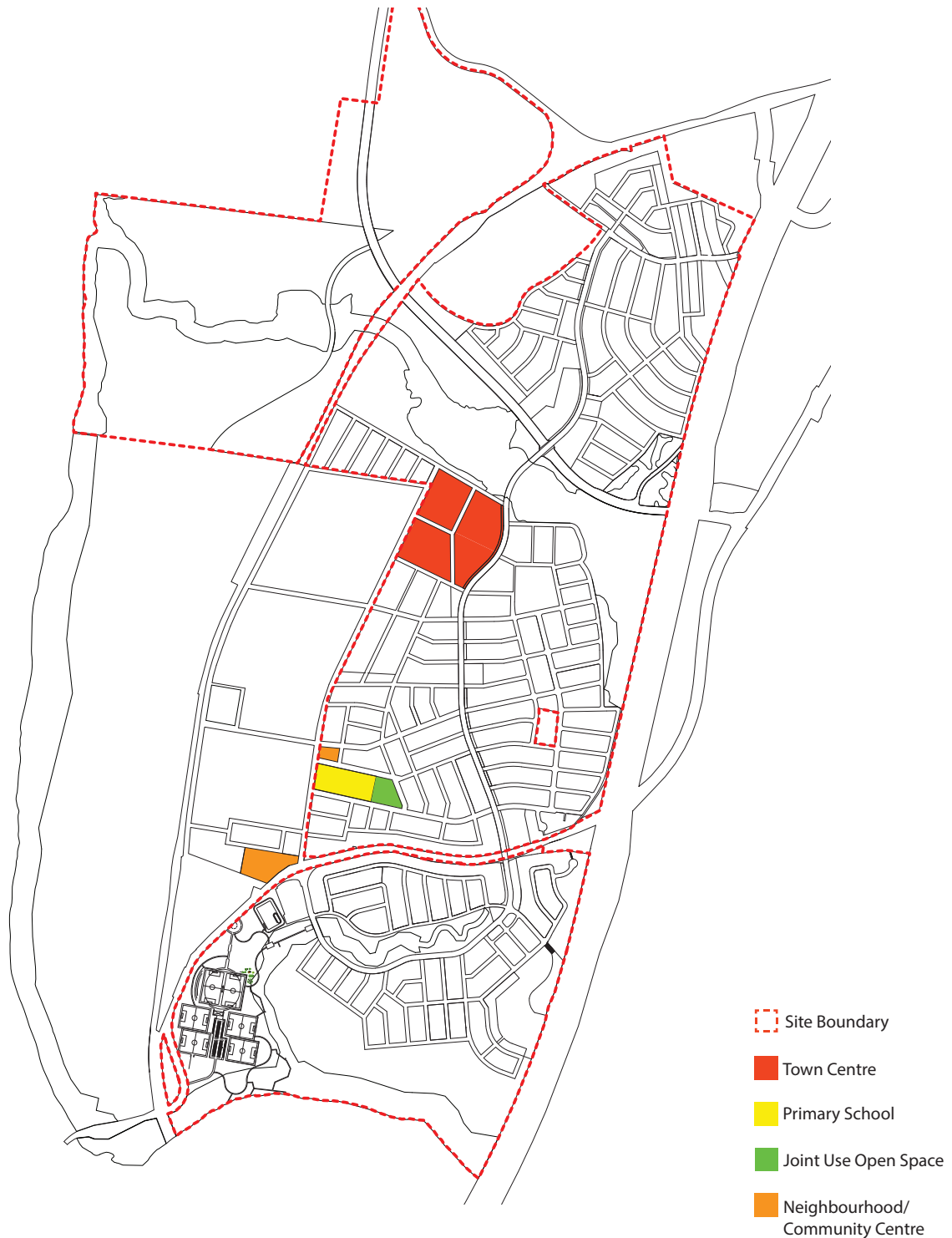
# KEY DESIGN ELEMENTS



## Open Space Hierarchy

Menangle Park creates a diversity of connected open space types including:-

- Linear riparian parklands providing high amenity and logic for increased density.
- Ten parks of different character along The Green Spine to celebrate views, the transition into different character areas and site's natural features. The Green Spine itself is considered an open space type with its widened verge functioning as a linear park.
- Local parks in close proximity to the town centre and neighbourhood centre, providing amenity for people living in more urban house types.
- Open space established to retain ecological habitat, whilst adding visual amenity for people.
- Playing fields are well connected to the Nepean River, the future school, the broader open space system linking to the Botanic Gardens and accessible directly from Menangle Road.



### Social and Commercial Infrastructure

Menangle Park provides a diversity of social and commercial infrastructure for the future community including:-

- Primary school adjoining 1ha of joint use open space and the neighbourhood centre
- Potential for child care within the neighbourhood and town centres.
- Flexible design could potentially accommodate a community hall / library / business start-up hub in town centre.
- Builds on existing, recreation, heritage and commercial assets.



# EVOLUTION OF THE DEVELOPMENT POTENTIAL

Best practice planning links amenity to housing diversity and density. It is logical for housing demand to be met in areas where there is a high level of access, quality open space, employment opportunities and daily convenience provision.

The Great Macarthur Land Release Investigation states that Menangle Park and Mount Gilead have the potential to accommodate 18,100 dwellings and 24 hectares of employment land. Government investment in infrastructure will see the realisation of the Spring Farm Parkway extension through the site increasing the annual vehicle exposure that is currently more than 19 million.

Menangle Park presents the opportunity to meet this demand for more homes and employment land but also provide for a range of densities and housing types including smaller lot product, in an appropriate location. A medium density offering will complement a more traditional product offering providing diversity and critical mass to justify future transport and retail.

In addition to the above, the evolution of the Menangle Park Plan has resulted in the following enhancements providing justification for increased density across the site:

- Two centres and their respective location and nature increases exposure and convenience for residents and also creates logical nodes for urban living.
- Menangle Park will be a healthy town- a walkable town that encourages active movement connecting open space that provides a variety of experiences, program and activity for all ages and interests.
- The Green Spine
  - Connects north, central and south significantly improving the walkability and enabling cycle access to destinations across the site, including open space, employment and retail offerings, within a 5 minute ride
  - Facilitates the 10km health loop connecting to the Nepean River
  - Establishes the connection opportunity to Botanical Gardens, further extending the health loop and collapsing the distance to this national asset
- The Menangle Park Market Assessment supports an increased density proposed for Menangle Park and provides a detailed lot/ product mix based on the Character Areas. Therefore the development potential recommendations incorporate an understanding of market demand, land capability and the intended character and branding for the project- overall and at a sub- precinct scale.

A description of Character Areas and principles to achieve product diversity through lot/ product mix is discussed further in the Housing Diversity and Yield section of this report.







# MENANGLE PARK TOWN CENTRE

## The Town Centre Framework

Town Centre is envisioned as providing a mix of uses, supported by residential and including a destination eat street/ promenade fronting nature. The north facing lifestyle focused Town Centre will take advantage of the high amenity asset by fronting the riparian corridor. The Town Centre is located to leverage of the Spring Farm Parkway extension.

As required by the DCP, a separate master plan will be prepared for the Town Centre.

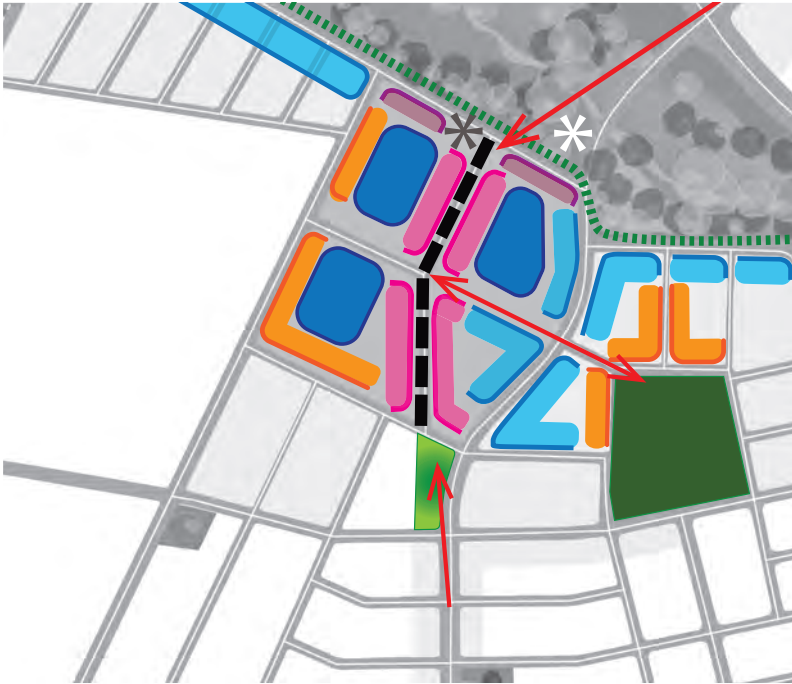
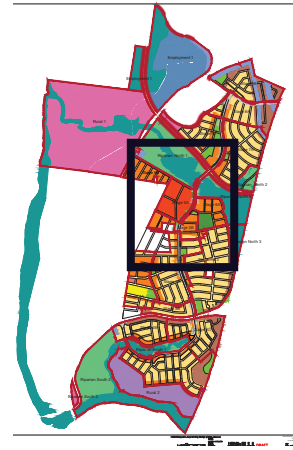
## The Town Centre Objectives are:

- To create a mixed use urban heart that is accessible to the local Menangle residents and visitors co-located to leverage off adjacent high amenity.
- To activate the Main Street with ground floor retail and commercial and to create a lively and engaging pedestrian environment.
- To provide a Town Square fronting the riparian corridor and co- located with an East Street/ Promenade.
- To provide visual and physical connections through, to and from the site to ensure a legible place that reflects its urban character.
- To ensure that buildings are compatible with the desired future character as defined by the Character Area descriptions.
- To establish a safe, active, vibrant, mixed use environment that will attract investment, quality development and people.
- To future- proof the Menangle Park Town Centre including the facilitation of orderly staging to promote activation and transitions.

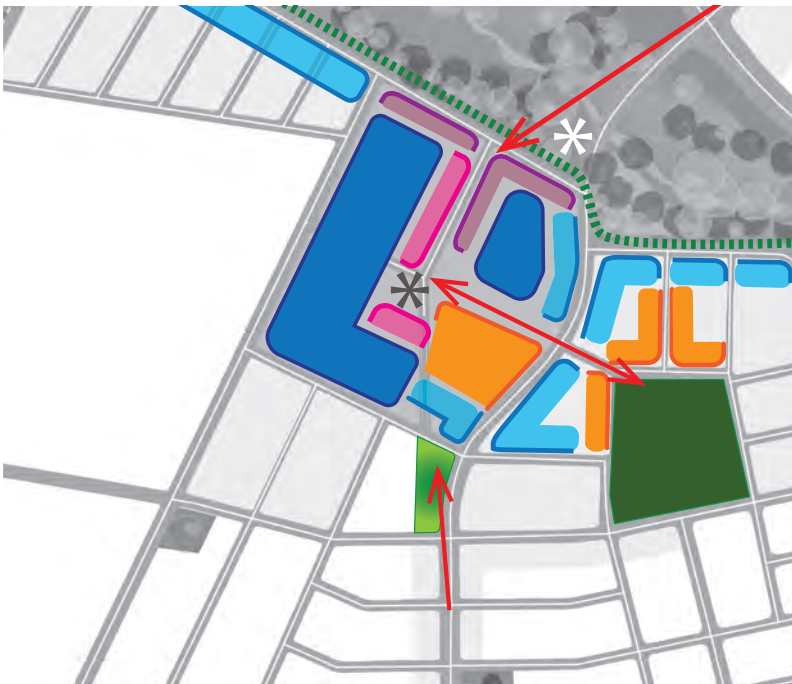
## The following Town Centre Design Principles create a multi-disciplinary design brief moving forward:

- Large floorplate/ big box retail uses and basement car parking or surface parking must be sleeved with actives ground floor frontages.
- The Town Square should be flexible and equitably accessible to provide for a range of activities for everyday use and special events reflecting a strong street presence and civic character.
- Front setbacks along the Main Street and Promenade shall be sufficient to accommodate outdoor dining, street trees, awnings and street furniture.
- Built form fronting the Main Street shall have fine grain ground floors with awnings and shopfronts and shall be designed as retail and/ or adaptive ground floors that can transition from residential to commercial as the development matures.
- Street trees should be provided on all new streets to provide light and shade, contributing to walkability, tree canopy and urban cooling targets within the public domain.
- Built form should create gateway moments, visual termination points and positive voids that provide community benefit and contribute to the identity of Menangle Park.













There are a number of ways that the Town Centre Objectives and Principles could be realised. The below diagrams show two of many potential configurations



Illustrative Town Centre Diagram- one way that the Town Centre could be configured using a traditional Main Street layout.



Illustrative Town Centre Diagram- one way that the Town Centre could be configured using shopping centre and central town square layout.

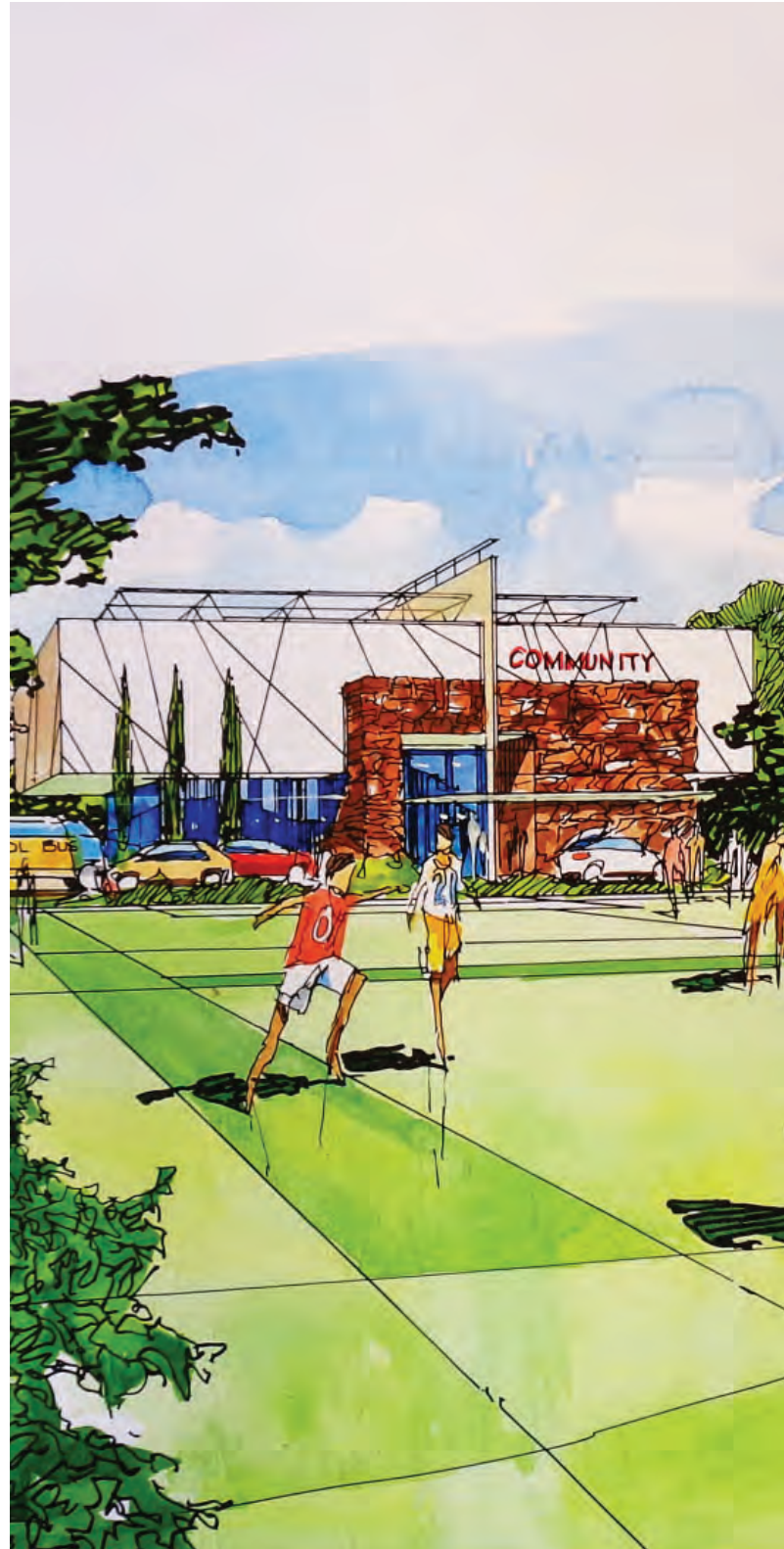
-  Large Floorplate/ Big Box Retail
-  Specialty (Active) Retail
-  High Density Residential with Adaptive Ground Floor
-  High Density Residential
-  Lifestyle/Eat Street
-  Civic Park
-  Town Square
-  Promenade
-  Main Street
-  Gateway Plaza
-  Quality Vegetation Retained
-  Maintain Visual Axis



# MENANGLE PARK NEIGHBOURHOOD CENTRE

Menangle Park requires a primary school with a land area of approximately 2ha, with adjoining joint use open space of approximately 1ha.

In best practice urban design, a primary school is recognised as an important anchor for lower order centres (e.g. local centre, neighbourhood centre, village centre etc.). The activity generated by the primary school (e.g. parent lingering after drop-off / pick-up, evening courses, school events, dual use of canteen as public cafe etc.) substantially improves the commercial viability of other specialty retail. Also, it assists in creating an overall sense of community desired by purchasers and end users. This dynamic is considered beneficial for Menangle Park.





# A HEALTHY TOWN

Menangle Park will be a healthy town- a walkable town that encourages active movement connecting open space that provides a variety of experiences, program and activity for all ages and interests.

## **PARKLAND SETTING**

From the early stages of the project, Menangle Park has been envisioned as a unique community within a parkland setting expressing principles that actively connect to the natural surrounding landscape.

The Menangle Park Master Plan prioritises connecting residents to the inherent natural open space assets that surround Menangle Park in a manner that facilitates recreation and healthy living at a local, district and regional scale:

- The southern village maximises connections to the Nepean River through streets, paths and series of localised parks and the riparian corridor;
- Following consultation with the Botanic Gardens, the northern village provides direct gateway connections to more than 20km of hiking and mountain bike trails within the Botanic Gardens; and
- The central village orientates density, activity, street network towards the main riparian corridor as well as co- locating formal parks with the corridor. This riparian corridor connects regionally to existing and future Nepean River cycleway, trails and river links.

## **LIFESTYLE TRENDS**

The Australian Bureau of Statistics (2017) documents that 71% of people surveyed choose exercise in a linear manner (walking, cycling and running).

As a result of the accessibility, housing price- point diversity and amenity offering at Menangle Park; the future residents will inevitably have diverse preferences for how they choose to recreate, gather and utilise public open space.

Based on the above, it is critical for Menangle Park to provide traditional parks and sporting fields supported by a public space network that is a combination of connected nodal and linear experiences that accommodate reflection, social gathering, visual stimulation and cultural appreciation.

## **ACTIVATE AND EXPERIENCE**

Residents and visitors to Menangle Park will be encouraged to move around, through and connect beyond the community. Irrespective of activity, time of day or interest; residents will have a variety of program available within a 2- 4 minute walk. At the heart of this community, is the ability for residents to begin and end their day enjoying the parkland setting without having to get into their car.

Open spaces have been designed and located so that residents are aware of the connected network of spaces and can move between them easily, pleasantly and within a comfortable, safe and attractive environment. The size and frequency of spaces increase awareness and encourage people to walk further, remain outdoors longer and build stronger community bonds.







# THE GREEN SPINE

The Green Spine has been discussed as key design evolution idea earlier in this document. The Green Spine specifically refers to the linear open space that runs alongside the north south Collector. The Green Spine is an active travel corridor, a north south neighbourhood connector and a unique and supplemental linear open space offering of approximately 1.25 hectares. The Green Spine is a commitment to, and reinforces, the Menangle Park Vision for a healthy, walkable community.

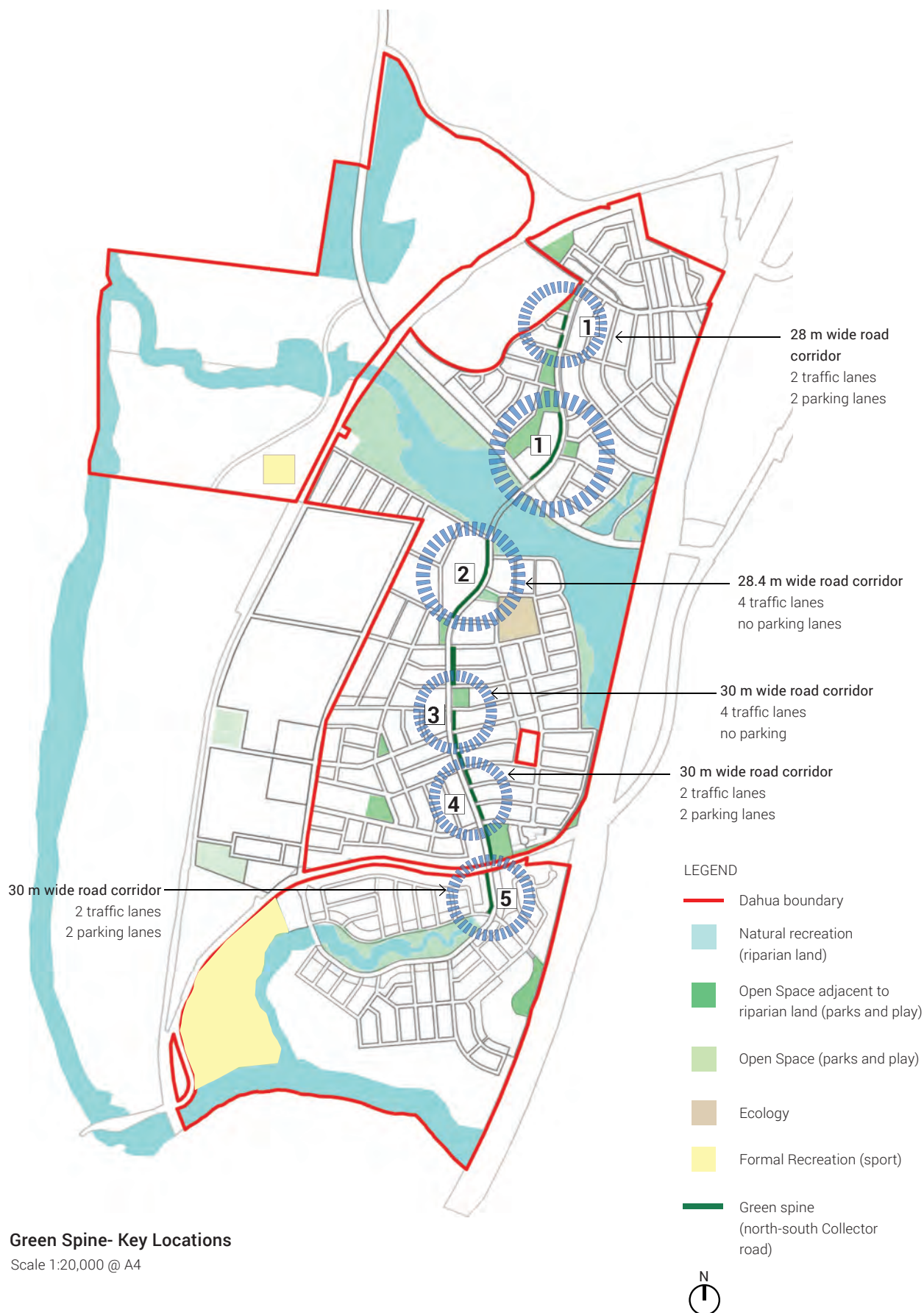
This section begins to illustrate how the cross section for this Green Spine could be programmed and some of the desired spatial characteristics. The Green Spine has the ability to transition along a sliding scale of urbanity and to accommodate adjoining land uses. The Green Spine varies in width from an additional 7.6- 9.6m of linear green space responding to the context and landform. Whilst varied, the Green Spine is the common

urban elements that brings together all of the neighbourhoods and Character Area Precincts.

The Green Spine supplements and supports the broader open space system by connecting pedestrians and cyclists to recreation destinations across Menangle Park. Approximately 80% of the open space network is directly connected to the Green Spine.

The function and landscape of the spaces are unique to the location but all provide intimate, fine grain spaces for social interaction, gathering, passive surveillance, urban cooling, habitat and opportunities for water sensitive urban design. The following pages summarise the intent for the five locations. Further detail is provided in the Menangle Park Open Space and Landscape Strategy Report (Place Design Group 2018).





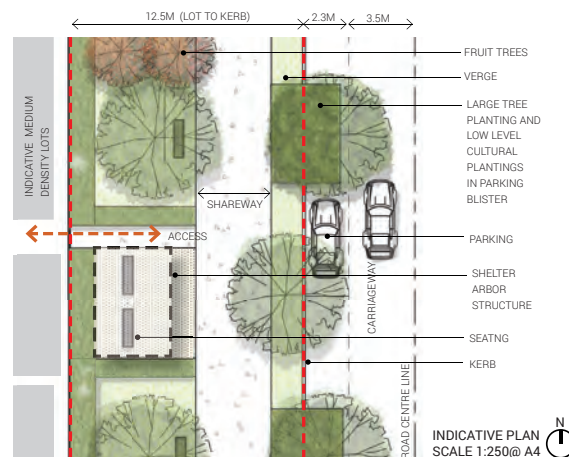
Source: Place Design Group (2018)

# THE GREEN SPINE

Moving north to south along the Green Spine, there are five unique environments tied together by a common and legible public domain treatment including a continuous shareway and large canopy trees. The Green Spine is always additional to that of the 20.4m DCP compliant collector road.

## LOCATION 1

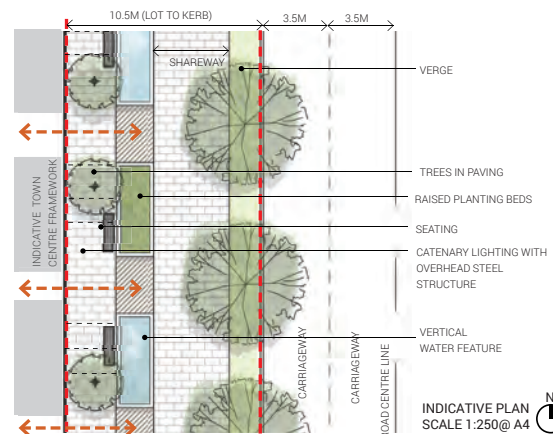
- Character Area Precinct- Glenlee Homestead and Botanic Gardens.
- Width- 7.6m
- Key Features- plantings reflective of the cultural plantings of the heritage precinct and Botanic Garden.



## LOCATION 2

- Character Area Precinct- Town Centre
- Width- 8m
- Key Features- urban, contemporary paving, lighting and timber platform seating references the boardwalk detailing of the nearby conservation woodland area.

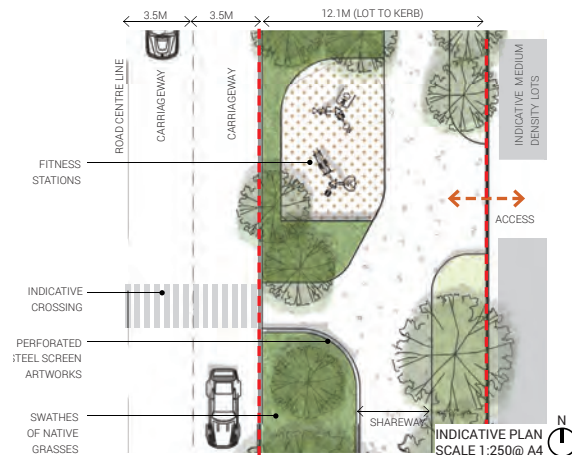
area.





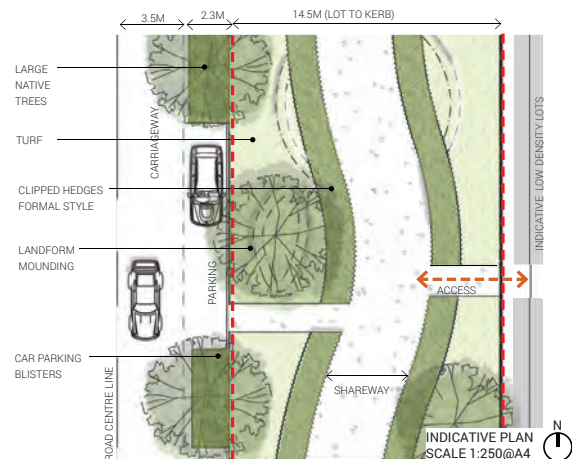
### LOCATION 3

- Character Area Precinct- Station and Horse Racing
- Width- 9.6m
- Key Features- curved footpaths, art and sculpture reference the horse racing precinct supported by native grass planting and fitness station and kids play area opportunities.



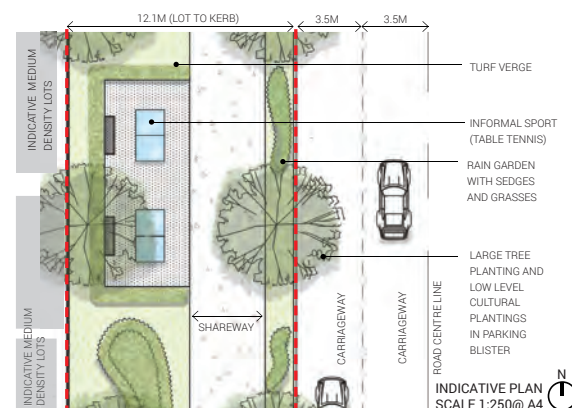
### LOCATION 4

- Character Area Precinct- Ridgeline
- Width- 9.6m
- Key Features- reinforces the signature ridgetop character by retaining views across the southern precincts and Angophora trees with formal hedges as a buffer to the road.



### LOCATION 5

- Character Area Precinct- Recreation
- Width- 9.6m
- Key Features- supplements the playing fields and the riparian corridor with fitness stations, table tennis with native planting, water features and WSUD initiatives drawing on the riparian landscape and Nepean River.





# CHARACTER AREAS

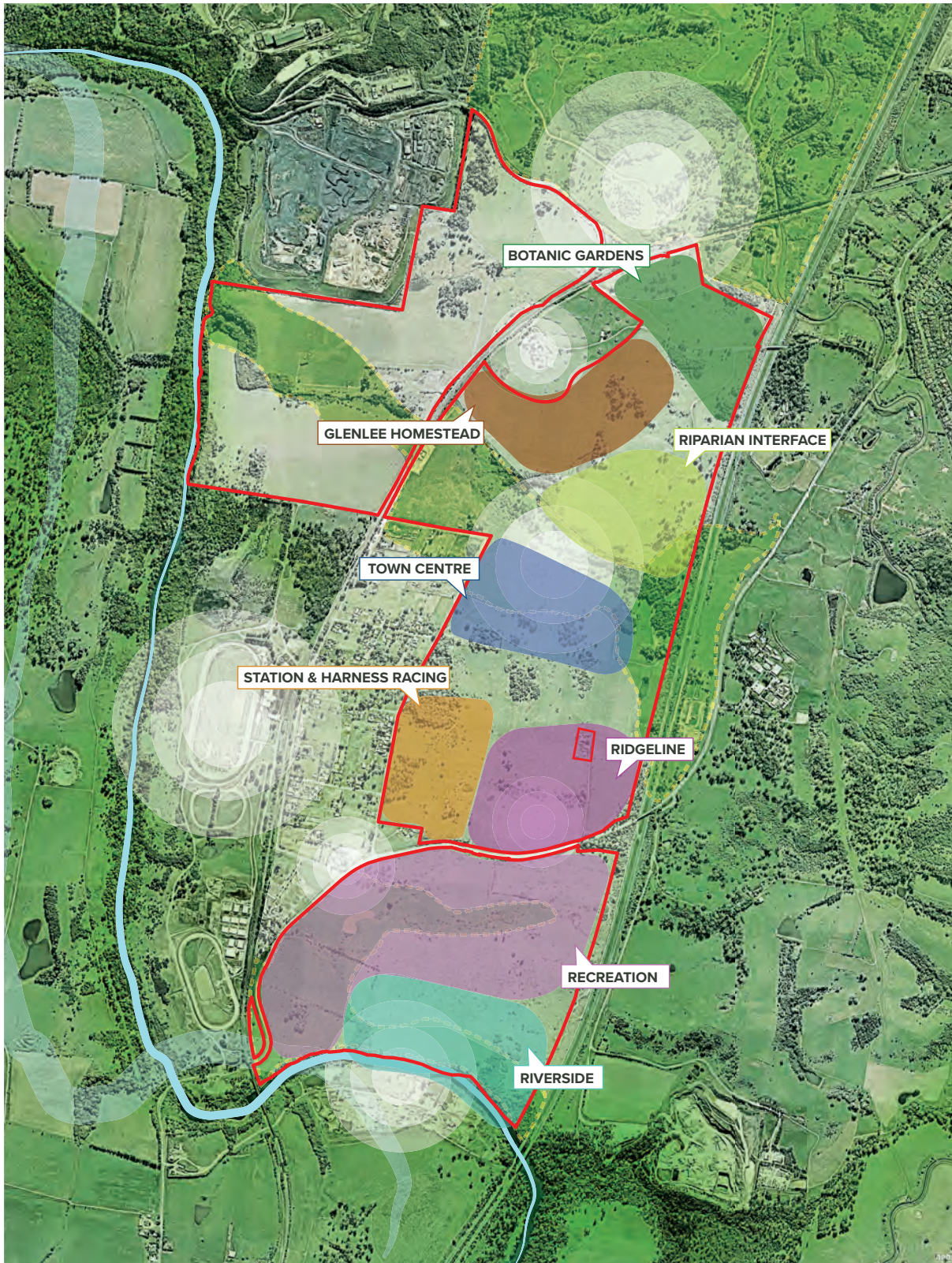
A number of Character Areas have been identified across Menangle Park, based on existing and future place characteristics. These character areas will define features such as housing typologies, street sections, land uses and landscaping.

The following pages provide a character statement for each precinct that will guide the future DCP in terms of public and private domain. An indication of yield and housing types is provided within each statement. The housing types and lots sizes are further detailed within

the section; *Implementing The Vision: Indicative Design Control Guidance*.

The controls that relate, and contribute, to the public domain and streetscape experience are organised by character areas instead of building types. This will contribute to a consistent, comfortable, immersive environment that prioritises the pedestrian and promotes walkability whilst reinforcing the intended character. A Key Feature takes precedence over the Character Area where a conflict exists.

PUBLIC/ PRIVATE INTERFACE				
FEATURES	FRONT SETBACK	ARTICULATION	PERMISSIBLE ARTICULATION ELEMENTS	INTERFACE
THE GREEN SPINE	0.6- 3m	2.4m	Verandah, front step, upper balcony, blade walls	1.2m courtyard wall 0.6m ground cover between boundary and wall
TOWN CENTRE EAT STREET	0-3m	3m	Awnings, shop fronts, colonnades	Awnings/ colonnades permitted to extend beyond lot boundary into verge. Outdoor dining zone encouraged.
SCHOOL	3- 4.5m	1.5m	Verandah, front step	1.2m fence with 50% permeability
RIPARIAN	3- 4.5m	1.5m	Verandah, front step	open yard OR 1.5m fence with 50% permeability 0.6m ground cover between boundary and fence
HERITAGE	4.5- 6m	2.5	Verandah, front step	Open yard
PARKS/ PLAZAS	2-3m	1.5m	Verandah, front step	Refer Character Area
CHARACTER AREA	FRONT SETBACK	ARTICULATION	PERMISSIBLE ARTICULATION ELEMENTS	INTERFACE
BOTANIC GARDENS	4.5- 5.5m	1.5m	Verandah, front step	Open yard OR 1.2m fence with 70% permeability
GLENLEE HOMESTEAD	4.5- 5.5m	2.5m	Verandah, front step	Open yard
RIPARIAN INTERFACE	2- 3m	1.5m	Verandah, front step, upper balcony, blade walls	1.2m courtyard wall/ front fence 0.6m ground cover between boundary and wall
TOWN CENTRE PRECINCT	0-3m	1.5- 3m	Verandah, front step, upper balcony, blade walls, awnings, shop fronts, colonnades	Mixed Use Ground Floor- Awnings/ colonnades permitted to extend beyond lot boundary into verge. Outdoor dining zone encouraged. Residential- 1.5m courtyard wall 0.6m ground cover between boundary and wall
RIDGELINE	3- 4.5m	1.5m	Verandah, Front step	Open yard OR 1.2m fence with 50% permeability
STATION & HARNASS HORSE RACING	0.6-3m	1.5m	Verandah, front step, upper balcony, blade walls, awnings, shop fronts, colonnades	Mixed Use Ground Floor- Awnings/ colonnades permitted to extend beyond lot boundary into verge. Outdoor dining zone encouraged. Residential- 1.2m courtyard wall 0.6m ground cover between boundary and wall
RECREATION	3- 4.5m	1.5m	Verandah, front step	Open yard OR 1.2m fence with 70% permeability
RIVERSIDE	3- 4.5m	2.5m	Verandah, front step	Open yard OR 1.2m fence with 70% permeability





# HOUSING DIVERSITY & YIELD

## BOTANIC GARDENS

The Botanic Gardens Precinct (OR Precinct), is located in the northernmost precinct of Menangle Park, between the Glenlee precinct and the Mount Annan Botanic Gardens. This precinct is the gateway to the Botanic Gardens where residents and visitors can learn and gather as a community whilst enjoying Australian flora.

At the northern terminus of the Green Spine, approximately 520 residents (160 -190 dwellings) will reside in this exclusive village precinct enjoying the landscape amenity and recreation opportunities from the adjoining Botanic Gardens and the proposed 8,000sqm local park.

The precinct will largely comprise detached, or manor homes, with deep setbacks and open yards with the opportunity to introduce smaller lots to provide diversity across the Precinct. However, the delivery of compact homes must prioritise sustainable siting and construction with minimal earthworks and a consistent contribution to street character.

Distinct areas within the precinct such as the easement corridors, basin park and linear park will be paired with the gardens in Mount Annan including the Big Idea Garden, Conifer arboretum, Wattle garden, Woodland Garden, Woodland Picnic Area and the Mallee Eucalypt Arboretum.

The Botanic Garden Precinct will be developed according to the following design principles:

### DESIGN LAYOUT

- The street network will be organic responding to the steep topography in a sensitive and natural manner. The steep topography will inform the size of lots. The landscape design will reflect the elevated position of the precinct and the preservation of views.

### HEIGHTS

- Generally 1- 2 storey with generous front setbacks.
- 3 storey elements may occur on the low side of steep lots and/ or in the form of attics to optimise views.

### DENSITY

- Large lots should be located along the Glenlee Homestead interface.
- Relatively small lots can be introduced to transition towards the Riparian Interface Precinct.

### PRIVATE DOMAIN INTERFACE

- Permeable fencing and/ or open yards will emphasise the deep, landscaped front setbacks
- Hedges are encouraged to delineate side yards and private open space.

### OPEN SPACE AND LANDSCAPE

- The open space should reflect the key features of the Mount Annan gardens such as post and rail fencing, native vegetation and formal, axial paths and planting patterns,
- Distinctive vegetation patterns with specimen trees at junctions and key corners will replicate the character of the gardens in an urban setting.
- A palette of predominantly flowering understorey and trees, will replicate the seasonal character of the 'Connections Garden.'
- Distinctive native street tree palette with wider verges will allow for trees with a dense broad canopy.

### ARCHITECTURE

- Homes that respond to steep topography, such as pole home, drop- beam and/ or integrated retaining wall construction and design are encouraged.
- Noise attenuation measures associated with the mitigation of the Hume Highway will be required including building siting, construction and private landscape design.



PRIVATE REALM



PUBLIC REALM



# HOUSING DIVERSITY & YIELD

## GLENLEE HOMESTEAD

This Precinct celebrates the heritage listed Glenlee Homestead and will introduce a modern character interpretation through a combination of built form and landscape character. The rural cultural landscape includes elements of Aboriginal heritage significance, association with early influential European settlers and an exceptional composition of the architecture and landscape. Whilst predominantly residential in nature, the open space system and regional connections are key considerations in the design and place making strategy.

Ultimately, the precinct will be home to approximately 1400 residents (420- 480 dwellings) supported by more than 3 hectares of open space and bound to the east by the Green Spine.

A perimeter edge road adjoining the Glenlee interface will facilitate future access opportunities to Glenlee Homestead whilst providing a physical buffer to the heritage item. The streetscape configuration includes a footpath on the residential side only, to minimise the impact on Glenlee Homestead.

The landscape around the Homestead is of strong aesthetic value and provides an opportunity to preserve the links to the former pastoral and agricultural uses of the estate. There are also significant opportunities to interpret the lifestyle and culture of the Dharawal people, through sculptural interpretation, signage and painting, plus the possible display of associated artefacts.

The Glenlee Homestead precinct will be developed according to the following design principles:

### DESIGN LAYOUT

The streets are designed to be perpendicular to Glenlee House in order to:

- Celebrate and champion the site by providing visual connectivity
- Introduce visual breaks in the development
- Minimise earthworks by running streets perpendicular to slope

### HEIGHTS

- Generally 1- 2 storey with the opportunity for 3 storey elements occurring on the low side of steep lots and/ or in the form of attics to optimise views but minimising impact on views to Glenlee Homestead.

### DENSITY

- Large lots should be located along the Glenlee Homestead interface.
- Relatively small lots will be introduced to transition towards the Riparian Interface Precinct and fronting local open spaces.
- Generally, a variety of lot sizes and frontages will occur within a single street promoting visual interest and community lifestyle diversity.

### PRIVATE DOMAIN INTERFACE

- Open yards and deep front setbacks will be a dominant feature, consistent with the adjoining Botanic Gardens Precinct and reflective of the open, expansive Homestead property.
- Wrap around verandahs that can operate as outdoor rooms are promoted through deep articulation allowances, consistent with homestead architecture.
- Along the Green Spine to the south, approaching the Town Centre, front setbacks are minimal, and urban, before transitioning to a more generous width to the north as the land becomes steeper in proximity the Homestead entrance.

### OPEN SPACE AND LANDSCAPE

- Small green spaces adjoin Glenlee Homestead:
  - The northern pocket celebrates the heritage visual axis
  - The two southern parks facilitate stormwater management, views and passive open space to support a band of density within close proximity to the Town Centre.
  - All three spaces will include heritage plaques and interpretive signage as part of a site- wide heritage and art trail
- Front articulation controls along the green spaces will promote activation and passive surveillance including low front fencing/ courtyard walls combined with elevated ground floors.
- Reintroduce cultural plantings throughout open spaces in the precinct including Monterey Pine, Pinus radiata and Robinia hedge rows.
- Reintroduce of landmark Bunya Pines within open spaces and at key locations across the Glenlee precinct within Menangle Park.

### ARCHITECTURE

- Reference key architectural elements Glenlee House including corrugated iron, timber cladding and brickwork in precinct shelter structures.
- Noise attenuation measures associated with the mitigation of Spring Farm Parkway will be required including building siting, construction and private landscape design.

## PRIVATE REALM



## PUBLIC REALM





# HOUSING DIVERSITY & YIELD

## RIPARIAN INTERFACE

This precinct immediately adjoins the riparian corridor to the south separated by, the Spring Farm Parkway. This precinct is characterised by the vegetation communities and native habitats found naturally along Howes Creek. The riparian corridor connects the community with healthy, natural recreation opportunities.

Approximately 540 residents (160- 200 dwellings within a slightly lower density environment than the Town Centre precinct will benefit from close proximity to natural amenity and daily conveniences This is the most diverse of the precincts delivering larger lots on slope, through to medium density product along the centrally located Green Spine and local parks. Key worker and affordable housing can be accommodated near the convergence of Spring Farm parkway and the Green Spine.

A diverse mix of passive and active recreation spaces include district level play areas, walking and cycling trails and places to observe nature. Bridges, walkways and lookouts connect the areas of amenity whilst controlling access to water bodies, ensuring preservation of the natural environment. This precinct provides critical north/ south connectivity for pedestrians and cyclists. The Green Spine and Spring Farm Parkway park to the riparian underpass create safe, attractive movement corridors celebrating the natural feature of this precinct. A commitment to best practice riparian corridor management will see the implementation of a vegetated buffer to protect, restore and maintain ecological functions.

The Riparian Interface Precinct will be developed according to the following design principles:

### DESIGN LAYOUT

- Streets are characterised by native trees (Eucalypts and Melalucas) and will run perpendicular to the riparian corridor, maximising connectivity to the highest amenity areas.
- There will be no private driveway access along Spring Farm Parkway.

### HEIGHTS

- Generally 1- 2 storeys with the opportunity for 3 storey multi- unit and terraces housing approaching the Town Centre and adjoining the Green Spine.

## DENSITY

- Large lots will be located in the sloping areas to the north between the Botanic Gardens and Glenlee Homestead precincts.
- Small lots will be dispersed throughout the southern portion of the precinct on flatter land, fronting riparian areas and attached to the Green Spine active local park.

## PRIVATE DOMAIN INTERFACE

- Front setbacks are less than the precincts to the north, highlighting the transition towards the more urban character of the Town Centre to the south.
- Courtyard walls will front the Green Spine and permeable fencing will be located along local park interfaces contributing to overall legibility.
- Dwellings interfacing with the 3,700 sqm active local park will contribute to a strong sense of enclosure around the park. Houses in this location are 2- 3 storeys and must provide address and surveillance to the senior play space whilst balancing privacy and noise issues through landscape and building siting.

## OPEN SPACE AND LANDSCAPE

- Revegetate a minimum 10m beyond the riparian corridor providing layers of vegetation including groundcovers, understorey and canopy
- Provide active interfaces with riparian zones including bridges, walkways and footpath networks, ensuring the natural assets are fully leveraged.
- Integrate large areas of stormwater management (WSUD) with swathes of grasses and sedges to enhance the natural character.

## ARCHITECTURE

- A public, private and communal palette of 'raw' materials such as timber, stone and steel will promote simplicity and enhance the natural character whilst referencing the rural farming history.
- Noise attenuation measures associated with the mitigation of Spring Farm Parkway and the Hume Highway will be required including building siting, construction and private landscape design.

## PRIVATE REALM



## PUBLIC REALM



# HOUSING DIVERSITY & YIELD

## TOWN CENTRE

Leveraging off the proximate Spring Farm Parkway extension and located at the convergence of the nature corridor and Green Spine, the Town Centre precinct occupies the entire southern edge of the riparian corridor. This precinct is built around a centrally located Town Centre that embraces and celebrates the surrounding riparian corridor and will be a destination for retail, commercial and lifestyle activities. The Town Centre footprint is approximately 9.8 hectares and is designed as a main street- centre with approximately 30,000 sqm of non residential floorspace supported by shop- top housing. The balance of the precinct provides high and medium density housing in the form of apartments, multi unit dwellings, terraces and small to medium detached dwellings transitioning towards adjoining precincts.

The Town Centre is designed to prioritise the pedestrian experience and to encourage walking, community gathering and interaction with the riparian corridor. In addition to the mixed use offering, this precinct will provide urban living opportunities for approximately 3,600 residents (1,000- 1,500 dwellings).

Whilst heights and building typologies will vary, there will be attractive and consistent pedestrian streetscape environment achieved by maintaining a 2- 3 story datum line. Higher densities must be collocated with public benefit with residents having access to high levels of amenity within walking distance of their homes.

Flexible open spaces will foster 'community spirit' by providing opportunities for both formal and informal engagement.

The proposed character of this area will be integrated into a varied urban setting that includes plaza's, squares, shade elements, green walls, and urban WSUD measures. The proximity of the Town Centre to the Mount Annan Botanic Gardens further reinforces the opportunity to introduce botanic references into the landscape.

The Town Centre Precinct will be developed according to the following design principles:

### DESIGN LAYOUT

- A north facing continuous riparian promenade will be a feature of Menangle Park providing an eat street and park front apartments and terraces contributing to an active edge condition. Formal paths, board-walks and viewing platforms will provide physical and visual connectivity into the natural heart of Menangle Park.

### HEIGHTS

- Maximum heights within the Town Centre will be 6- 7storeys with a 2-3 storey pedestrian streetscape experience.
- The 2- 3 storey datum line will give human scale to the ground plane. This can be delivered as a podium with upper level setbacks for shop top housing, strata and/ or freehold terraces.

### DENSITY

Medium density housing will be located adjacent the Green Spine, local and conservation parks and along the periphery of the riparian corridor and support the higher density, mixed use centre

### PRIVATE DOMAIN INTERFACE

- Where direct park frontage exists, 3 storey terraces, generous shared paths and reduced front setbacks are encouraged.
- Residential front setbacks are generally minimal contributing to a sense of enclosure and urbanity.
- Front setbacks along the Main Street and Promenade will be sufficient to accommodate outdoor dining, street trees, awnings and street furniture.
- Low courtyard walls define residential front yards with a narrow strip of ground cover between the wall and footpath contributing to privacy and softening the hardscape interface.
- Mixed use articulation elements into front setbacks may include shopfronts, awnings, posted verandahs and outdoor dining.
- Reduced front planting setbacks are offset by deciduous tree planting every 3 on-street parking spaces, and within the Green Spine and medians wherever possible. Awnings supplement the tree cover and generous tree wells and planter zones will ensure that the urban plaza has sufficient softscape to contribute to urban cooling and encourage outdoor gathering



## OPEN SPACE AND LANDSCAPE

- Street trees should be provided on all new streets to provide light and shade, contributing to walkability, tree canopy and urban cooling targets within the public domain.
- Formal Boulevards and non-native tree planting will be juxtaposed against native environments.

## ARCHITECTURE

- Large floorplate/ big box retail uses and basement car parking or surface parking must be sleeved with active ground floor frontages.
- Built form should create gateway moments, visual termination points and positive voids that provide community benefit and contribute to the identity of Menangle Park.
- Noise attenuation measures associated with the mitigation of the railway line will be required including building siting, construction and private landscape design.

## PRIVATE REALM



## PUBLIC REALM



# HOUSING DIVERSITY & YIELD

## RIDGELINE

The Ridgeline Precinct is located immediately north of the Menangle Road entry. The prominent hill-top location creates the identity of a 'village within a landscape setting' in harmony with nature.

The entry road for the early stages of Menangle Park has a rural character to create a strong identity and arrival experience further enhanced by the 1.5 hectare gateway entry park.

A site responsive, connected network of streets including a ridge road and local streets will increase permeability and walkability for approximately 2,700 residents (800- 1000 dwellings). An integrated street and lot design will minimise cut-and -fill and utilise the site's topology. The main community street is located along the ridge with wide verges to facilitate larger tree planting, further emphasising the high point and re- establishing a treed skyline.

An improved public realm along the eastern edge of this precinct, including pedestrian and cycle paths, will form part of a comprehensive network over time connecting people with the area's natural assets. Housing choice will be provided with a diversity of lot types compliant with Council's controls. The building siting and construction will focus on being sympathetic to the natural topography, celebrating the ridgeline, minimising cut and fill and prioritising the pedestrian experience.

The Ridgeline Precinct will be developed according to the following design principles:

### DESIGN LAYOUT

- The main design feature of the precinct is the ridge top road, which includes an increased verge width to promote larger tree planting to celebrate the ridge top location.
- The hilltop park located at the highpoint will preserve important views.

### HEIGHTS

- Generally 1- 2 storeys traditional detached homes.

## DENSITY

- The largest lots will be located on the north eastern edge of the precinct, separated from Menangle Road and the Hume highway, by an adjoining linear riparian park.

## PRIVATE DOMAIN INTERFACE

- Mid range setbacks sufficient for 2 trees in the front and rear yard with permeable fencing or an open yard treatment.

## OPEN SPACE AND LANDSCAPE

- Provide varied recreation experiences with play equipment that offers elevated lookouts and vantage points that appreciate significant district views.

## ARCHITECTURE

- Civic architecture and then future sales office will provide high quality bespoke entry statements, public artworks and shade structures integrated with formal landscape design and planting that reflects aboriginal and cultural heritage.

## PRIVATE REALM



## PUBLIC REALM





# HOUSING DIVERSITY & YIELD

## STATION AND HORSE RACING

To the east of Club Menangle, the Station and Horse Racing precinct will be high quality, sustainable and civic focused, leveraging off Menangle Park's strong links to horse racing and multi modal access opportunities. When the precinct is complete, it will include a 2 ha primary school adjacent to open space and a 3,500m<sup>2</sup> neighbourhood centre that will serve the needs of people who live or work in the surrounding area, becoming an important meeting place for the local community.

The land owned by Dahua will accommodate approximately 620 residents (180- 220 dwellings). There may be opportunities for the sharing of the proposed 10,000m<sup>2</sup> landscaped park to the east of the school by a range of users including sporting groups and the general community.

Consistent with Menangle Park's vision for a walkable community, a safe, equitable and attractive thoroughfare network will be provided. Key existing streets will be maintained as an historic place reference, contributing to overall legibility and celebration of the past. These connections will be supported by a permeable network of local streets that includes pedestrian and cycle paths and high quality street trees that provide shade and will further enhance the use, enjoyment and character of streets, encouraging high levels of pedestrian and cycle activity. The public and private domain interface will reference the equestrian character and create an immersive and complimentary landscape and built form environment. There are opportunities for medium density lifestyle options due to the proximity to, and amenity of, the neighbourhood centre, bus stops and neighbourhood parks. As a modern extension of the Village, medium density housing provides the opportunity for downsizing and for existing residents to age in place. Introducing rear lanes with medium density development will enhance the pedestrian environment through continuous, uninterrupted footpaths, enable more trees, and reduce setbacks creating intimate streets with inherent passive surveillance.

The Station and Horse Racing Precinct will be

developed according to the following design principles:

### DESIGN LAYOUT

- Walkable pedestrian-friendly environment with generous footpaths.
- The Neighbourhood Centre will be boutique scale, tourism, destination centre with the majority of visitors arriving by train, on foot or bicycle.

### HEIGHTS

- Up to 4 storeys with civic spaces to be the focus for activities in the precinct.
- The predominant housing types will be detached housing of 1-2 storeys.

### DENSITY

- Higher density housing around the Neighbourhood Centre, parks and new school.
- Housing diversity and mix will support choice, affordability and adaptability.
- A variety of lot sizes will encourage a housing mix that will assist with the creation of dynamic and diverse streetscapes.

### PRIVATE DOMAIN INTERFACE

- Fronting uses (uses that face onto the public domain) are required for all parcels overlooking open space / parks, enhancing security and passive surveillance.

### OPEN SPACE AND LANDSCAPE

- Formal street tree planting.
- Imaginative interpretive public domain design will draw on the precinct's physical attributes and historical use for racing for design themes (fencing, urban furniture, public art, tree grills, lighting, materials and finishes).
- Opportunities for multi- purpose community spaces and shared facilities will be optimized.

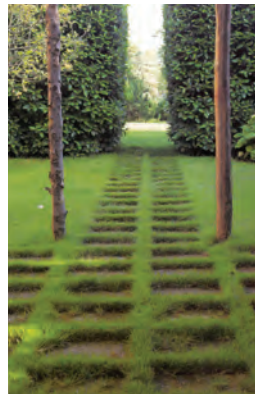
### ARCHITECTURE

- Mixed use development is to be a key element of the Neighbourhood Centre.
- Noise attenuation measures associated with the mitigation of the railway line will be required including building siting, construction and private landscape design.

## PRIVATE REALM



## PUBLIC REALM



# HOUSING DIVERSITY & YIELD

## RECREATION

To the south of Menangle Road and encircling around the southern riparian corridor, the Recreation precinct will provide equitable opportunity to live high amenity, natural setting with active and passive recreation opportunities. Leveraging off Club Menangle's club expansion plan, 17.8 hectares of regional sporting fields are easily accessed from Menangle Road and will contribute to the broader network of riparian walking trails and the Nepean River trails.

When fully developed, this precinct it will have approximately 1550 residents (480- 530 dwellings), the Menangle Park major sports hub, district level criterium bike track and community BBQ and play structures. The provision of these high-end sporting facilities will be the catalyst for the creation of a talented and healthy new community and generate a variety of socio-economic benefits to the region. A key destination and feature of the precinct is the prominent hilltop park. This will be a destination for residents and visitors, with district views, art and interpretive signage celebrating the former agricultural uses of the site.

The Menangle Park Green Spine provides a strong eastern entry into the precinct. The Green Spine directly links into the riparian corridor and ultimately to the Nepean River. The Green Spine and riparian corridor connect to the hilltop park, Menangle Park's highest point. Generally, streets are oriented towards the riparian corridor.

The walkability of the precinct is further enhanced by an attractive, comfortable and diverse streetscape and landscape experience. Native planting will complement the riparian setting, whilst canopy street trees will provide much needed urban cooling. Generous front setbacks and single driveways on small lots will create space and soil volumes for mature shade trees.

As this area is visible from the hilltop park destination, special attention will be paid to delivering quality built form outcomes that respond to slope as well as roofscape character. Housing diversity and distribution across the precinct will enable all residents, irrespective of age, family structure or socio economic position to enjoy park frontage, within a recreation precinct or large lot living.

The Recreation Precinct will be developed according to the following design principles:

### DESIGN LAYOUT

- This precinct will be walkable and pedestrian-friendly with generous footpaths linking into nature trails, hillside paths and recreation areas.
- Retention of the site's highest point as a hilltop park celebrates the key landscape element of the site and ensures the retention of panoramic views.

### HEIGHTS

- The predominant housing types will be detached housing of 1-2 storeys.

### DENSITY

- Housing diversity and mix will support choice, affordability and adaptability.
- Large lots will be located on the northern and eastern edge of the precinct, fronting Menangle Road and climbing the sloping areas up to the hilltop park.
- Small lots will be dispersed throughout the precinct, and within a single street, to achieve visual interest, promote walkability and to distribute affordability and high amenity lifestyle and price-point opportunities.
- Higher density housing around the Green Spine will contribute to Menangle Park-wide legibility, walkability and amenity and create a gateway threshold for the southern precincts.

### PRIVATE DOMAIN INTERFACE

- Fronting uses (uses that face onto the public domain) are required for all houses overlooking open space / parks, enhancing security and passive surveillance.
- Setbacks will be provided for 1- 2 trees in the front and rear yard with permeable fencing or an open yard treatment.



## OPEN SPACE AND LANDSCAPE

- Interpretive signage, art and fitness trails will draw on the precinct's future recreation identity and celebrate the agricultural history whilst also linking a range of open spaces.
- There will be a hierarchy of open spaces that maximise access and interaction with the natural river and riparian corridor such as streetscapes running toward riparian corridors.
- Biodiversity in streetscapes will include verges with native plant mixes for visual effect and developing new wildlife communities.
- A distinctive native street tree palette with wider verges will allow for trees with a dense broad canopy.
- Formal street tree planting and front setbacks will facilitate canopy trees within the private lot.

## ARCHITECTURE

- Opportunities for multi-purpose community spaces and shared facilities associated with the sporting fields will be optimized.
- Noise attenuation measures associated with the mitigation of Menangle Road will be required including building siting, construction and private landscape design.

## PRIVATE REALM



## PUBLIC REALM



# HOUSING DIVERSITY & YIELD

## RIVERSIDE

Situated on the northern bank of the Nepean River, the Riverside precinct enjoys almost 1 kilometre of direct river frontage. In order to celebrate and optimise the unique relationship with the Nepean River, the design of this precinct prioritises access, views, activation and use of the riverfront. The relationship to, and expression of, water will inform the built form and landscape character of the Riverside precinct.

Ultimately, the precinct will be home to approximately 1000 residents (300- 350 dwellings). This is one of the few locations along the Nepean River with residential development and activation opportunities. Active travel will play a key role within this precinct as it is only 10 kilometres or a 30 minute cycle ride to existing Nepean River cycleway and cycle parking. Opportunities to interact with the river will be explored with a focus on healthy recreation activities such as rowing, kayaking, swimming, cycling and walking.

The street and path layout establishes a connected and permeable access network. Local flora and fauna found along the banks of the Nepean River will provide a character that is reflective of the natural environment. WSUD will be visible in the streetscape design.

A diversity of housing is provided with dwellings benefitting from large areas of private open space/ rural land adjacent to the river and more traditional housing further north. The natural landscape will be retained within private stewardship wherever possible. Open yards and permeable front fencing will create a character of pavilions set in the landscape.

The Riverside Precinct will be developed according to the following design principles:

### DESIGN LAYOUT

- Public paths to provide access from the formal street network to the north through the rural lands and to the Nepean River.

### HEIGHTS

- The predominant housing types will be 1- 2 storey rural style housing.

### DENSITY

- Large rural lots will provide a sensitive buffer between the Nepean River and traditional housing.
- Smaller lots will be accommodated in the northern portion of the precinct closer to Menangle Road and the multi modal Green Spine.

### PRIVATE DOMAIN INTERFACE

- Mid range setbacks, consistent with the Recreation precinct and, sufficient for 1- 2 trees in the front and rear yard with permeable fencing or an open yard treatment.
- A generous articulation zone will promote deep verandas as outdoor rooms.
- Houses must address the Nepean River and paths promoting activations, safety and security.

### OPEN SPACE AND LANDSCAPE

- Provide active interfaces with the Nepean River and riparian zones including bridges, walkways and footpath networks, ensuring optimization of the natural assets.
- Integrate large areas of stormwater management (WSUD) with swathes of grasses and sedges to enhance the natural character.

### ARCHITECTURE

- A palette of 'raw' materials such as timber, stone and steel will ensure a simplistic architectural style and enhance the natural landscape whilst referencing the historic rural uses.



## PRIVATE REALM



## PUBLIC REALM

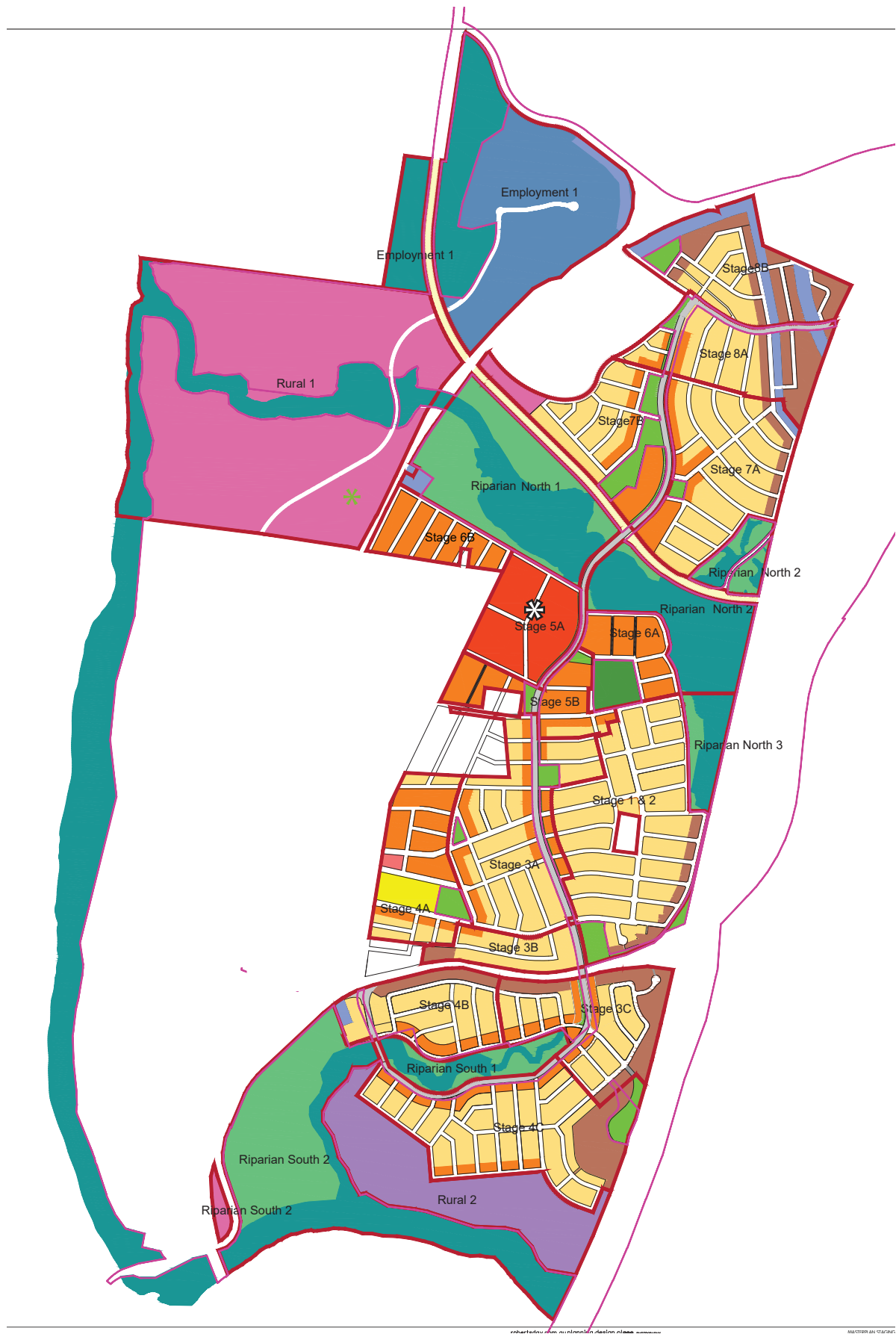




# DEVELOPMENT STAGING PLAN

Menangle Park is staged to utilise existing infrastructure such as Menangle Road. Menangle Park will be released in a progressive manner to ensure that services and amenity are brought on early to service the community. In particular, this will include the mixed use town centre and open space. The intention is also to provide a mix of housing to meet diverse lifestyle needs and housing choice.

The plan opposite shows an indication of a dual front staging strategy.



- Staging Boundary for Dahua Controlled Land
- Town Centre
- Medium Density Lots
- Low Density Lots
- Large Lots

- Rural
- Rural/Private Open Space
- Neighbourhood Centre
- School
- Employment

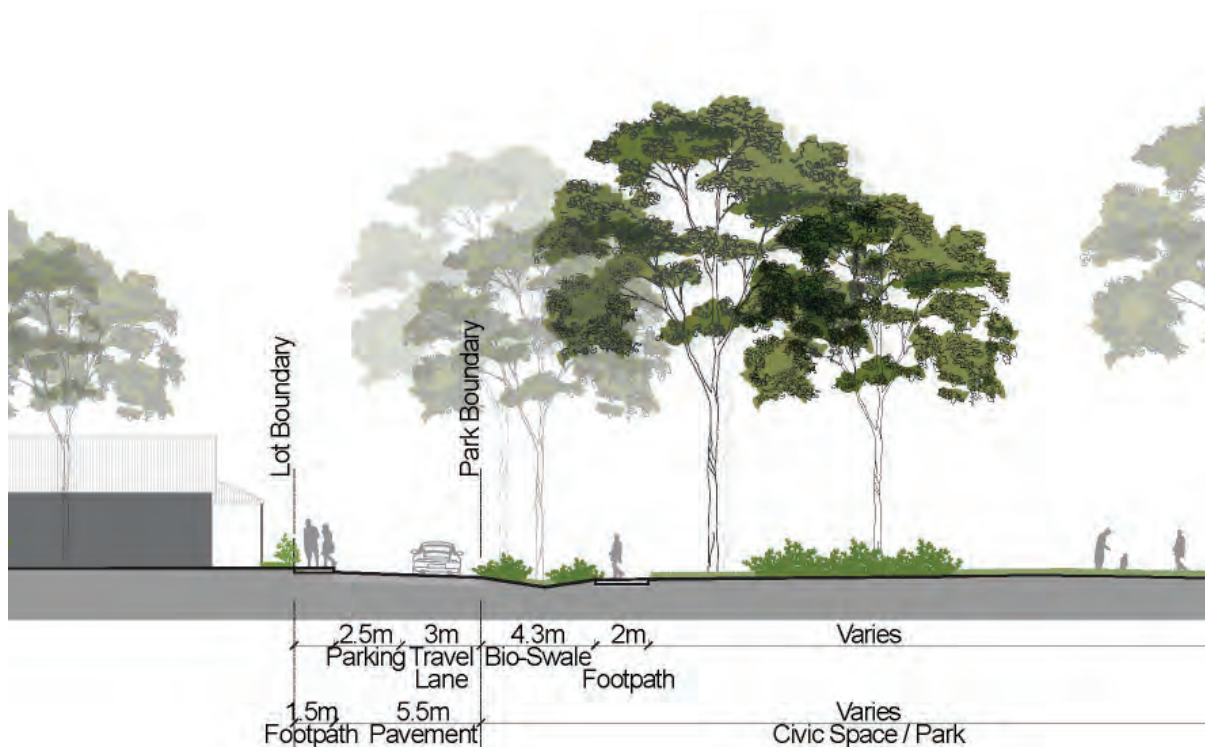
- Infrastructure
- Riparian/Ecology
- Field/Open Space
- Park/Open Space
- ✱ 2.5 ha Playing Fields
- ✱ Indicative Open Space/Civic Area

# IMPLEMENTING THE VISION: DESIGN CONTROL GUIDANCE

The following pages begin to discuss exploration of innovative solutions to achieve the intended character for Menangle Park. Whilst we are not proposing the following thoroughfares at this stage, we have provided innovative cross sections to highlight future changes and flexibility that we may seek down the track and would like to work closely with Council to facilitate. These cross sections are indicative of intent only and are subject for further detailed testing. These cross sections are consistent with the project Vision and Character Areas and promote walkability and appreciation/ stewardship of nature in particular.

## Civic Street

It is a local urban thoroughfare with the attributes of a street, except that it traverses a civic space. It brings the civic square into view from a distance to improve the legibility of the neighbourhood. The detailing of the street and space is to be integrated to create a streetscape that consists of paved walks, lawns, feature trees and civic structures. A combination of vertical elements such as building façade, fence and hedging further define the open space.

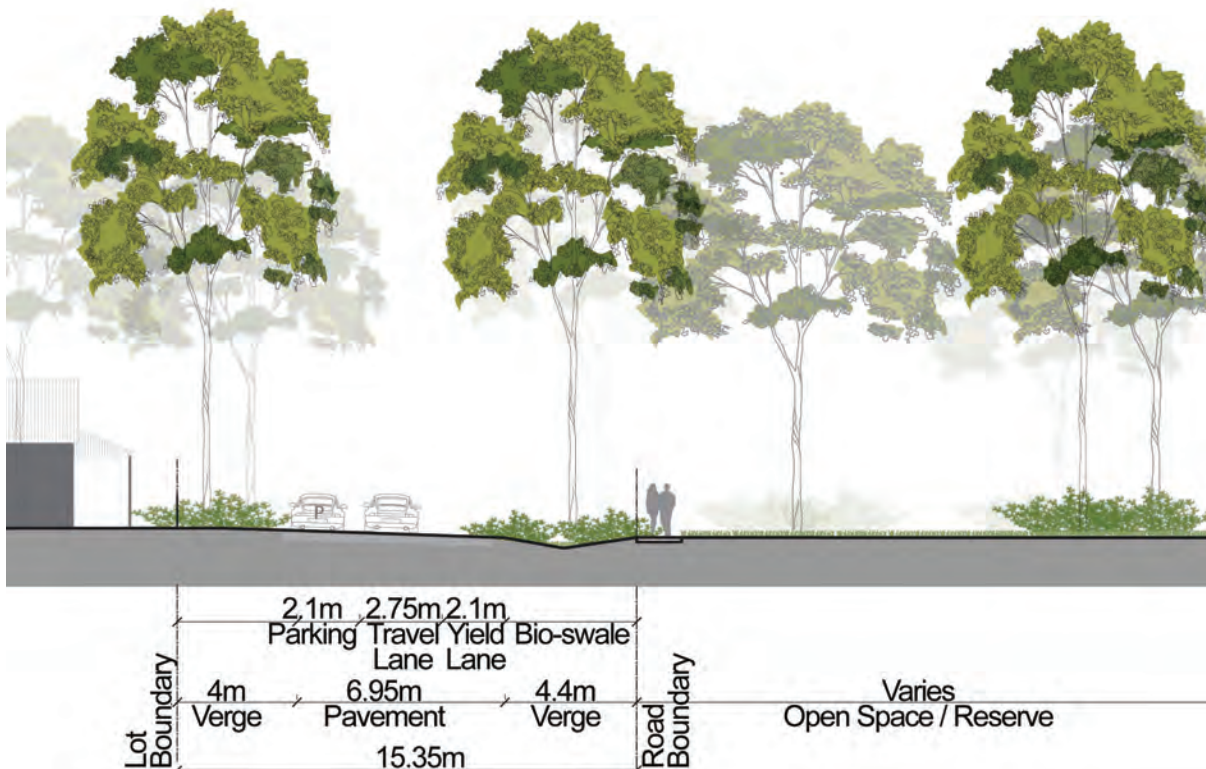




### Yield Street

These are local roads of moderate vehicle capacity and low speed. Vehicle movement is under a give way condition. The trajectory of these drives follow the boundary between a developed area and open space.

The Yield Street has a dense, informally planted verge and narrow travel lanes with parking. The paved area drains into bio-swale in the park verge. Houses along the drives are set back closer to the street to provide surveillance to open spaces across.



# IMPLEMENTING THE VISION: DESIGN CONTROL GUIDANCE

## **Riparian Promenade**

The southern edge of the riparian corridor provides a high amenity, north facing frontage to the project. The Town Centre is proposed to be centrally located along the riparian corridor with opportunities for apartment living adjacent transitioning back to medium- to low density at the east and west extremities.

The below cross sections demonstrates two interface solutions. The first interface shows a narrow street between development and the riparian edge. Development will be residential and mixed use in nature depending on the location and would include the potential future Menangle Park Eat Street.

The second interface illustrates apartment living directly onto the riparian corridor. Subject to environmental factors, future stages may provide the opportunity for development immediately adjoining the corridor. In this scenario, it is intended that apartments have dual frontage to the corridor and the street to the south. This provides a unique experience and lifestyle option.







# IMPLEMENTING THE VISION: INDICATIVE DESIGN CONTROL GUIDANCE

The following pages provide an overview of a range of housing types and lot sizes envisaged to deliver the intended diversity across Menangle Park.

The character statements provided within this report will guide the density and housing types for individual precincts. It is intended that each precinct benefits from housing diversity and a range of different housing types and lot sizes.

The controls that relate, and contribute, to the public domain and streetscape experience are organised by character areas instead of building types (refer page 49). This will contribute to a consistent, comfortable, immersive environment that prioritises the pedestrian and promotes walkability whilst reinforcing the intended character. This table is contained within the section; *Character Areas* (page 49).

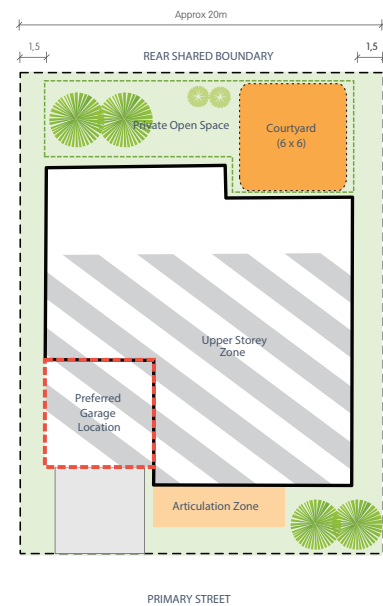
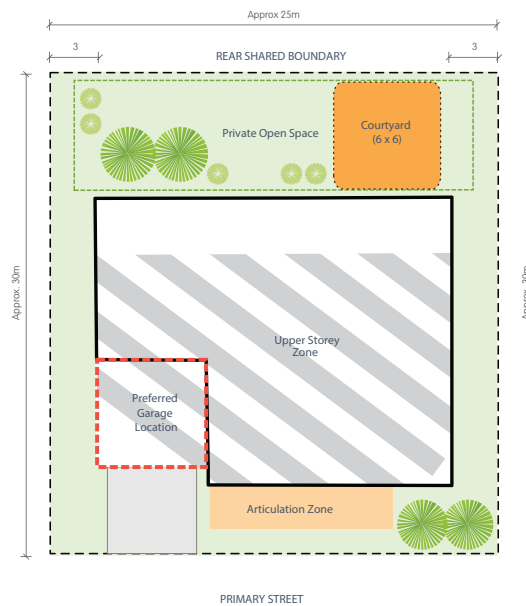
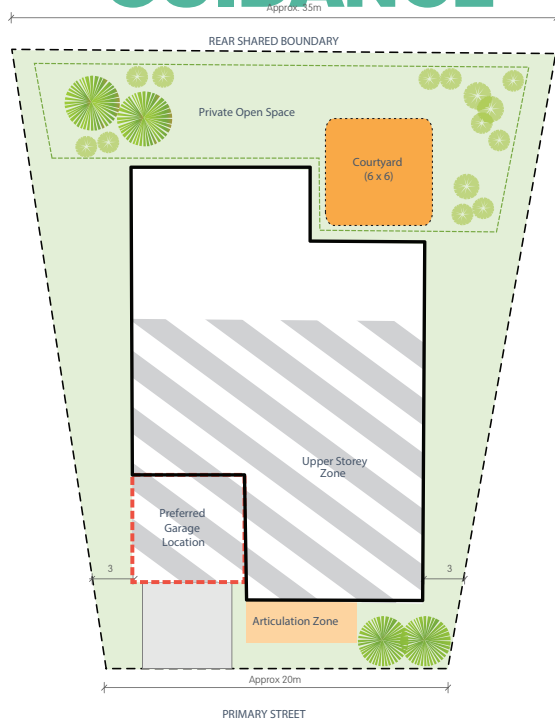
In preparing these indicative controls, we have reviewed the Greenfield Housing Code. We are generally compliant with the Code. However, Menangle Park is seeking a greater level of diversity within the accessible, convenient, high amenity setting. Whilst the following pages illustrate a minimum lot size of 200sqm consistent with the Code, Menangle Park will seek smaller lots in key location next to amenity and where key worker and downsizing lifestyle opportunities are desirable. Menangle Park is also seeking flexibility in building height where compact typologies such as terraces may benefit from a third storey, roof terraces and views. The result of the aforementioned variances will be an FSR exceeding the Code limitations. In detached houses site coverage, deep soil and mature tree planting remains a key consideration.





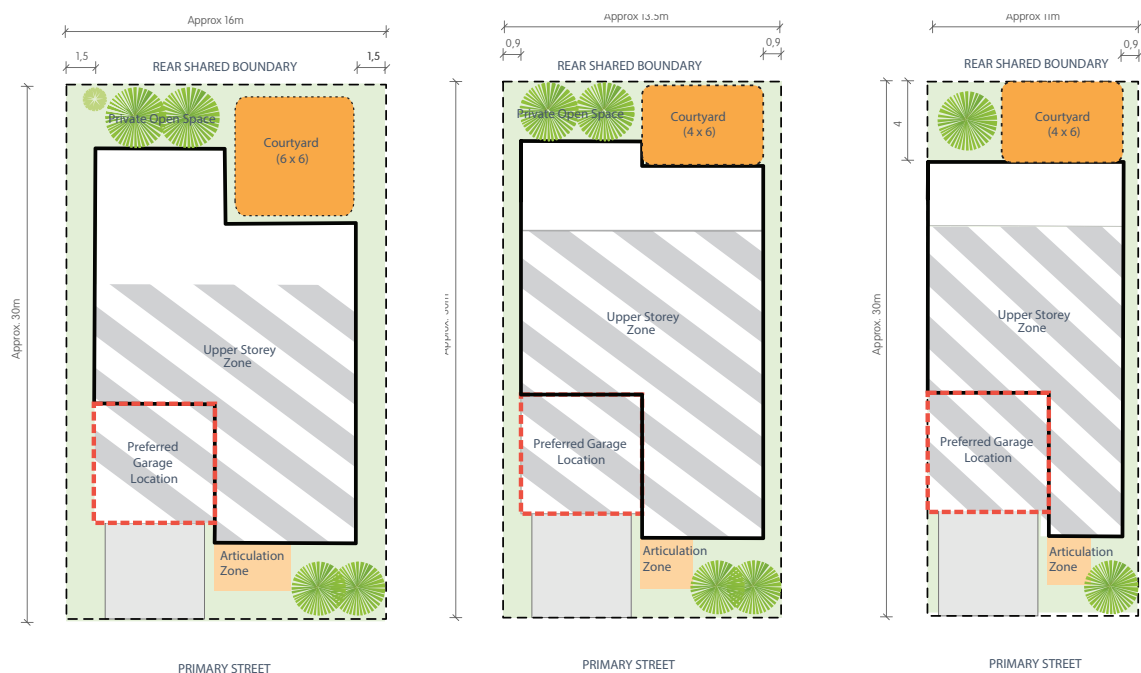


# IMPLEMENTING THE VISION: INDICATIVE DESIGN CONTROL GUIDANCE



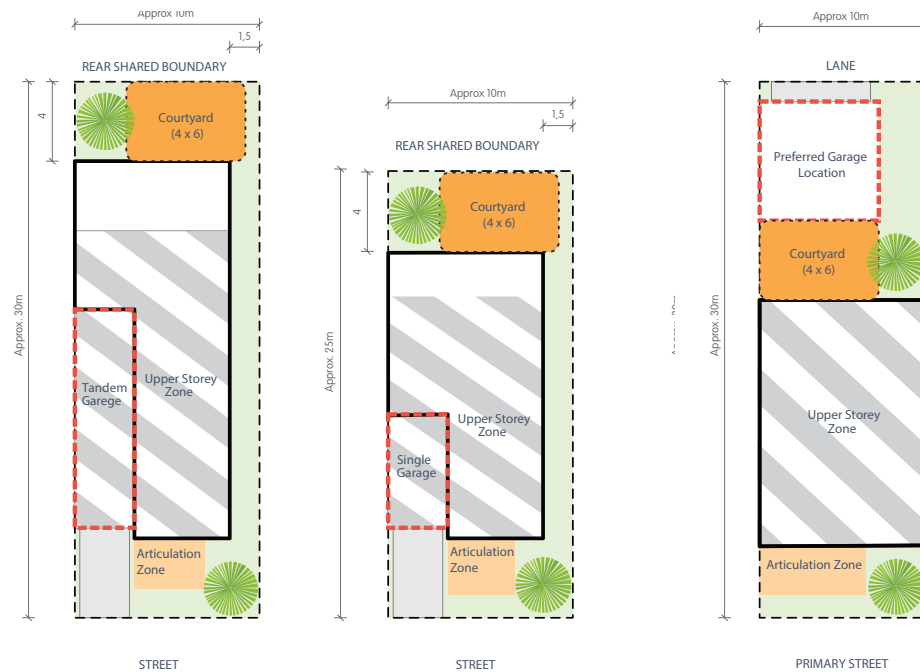
	900sqm+	650sqm+	550- 650sqm
<b>Building Ht.</b>	2 storey max	2 storey max	2 storey max
<b>Principle Front Setback, Encroachments and Private Frontage</b>	Setbacks defined by Key Feature and/ or Character Area (page 49)	Setbacks defined by Key Feature and/ or Character Area (page 49)	Setbacks defined by Key Feature and/ or Character Area (page 49)
<b>Garage Front Setback</b>	1.5m behind front facade	1.5m behind front facade	1.5m behind front facade
<b>Principle Side Setback</b>	3- 6m	3m	1.5m
<b>Principal Private Open Space</b>	6 x 6m courtyard located adjoining habitable room	6 x 6m courtyard located adjoining habitable room	6 x 6m courtyard located adjoining habitable room



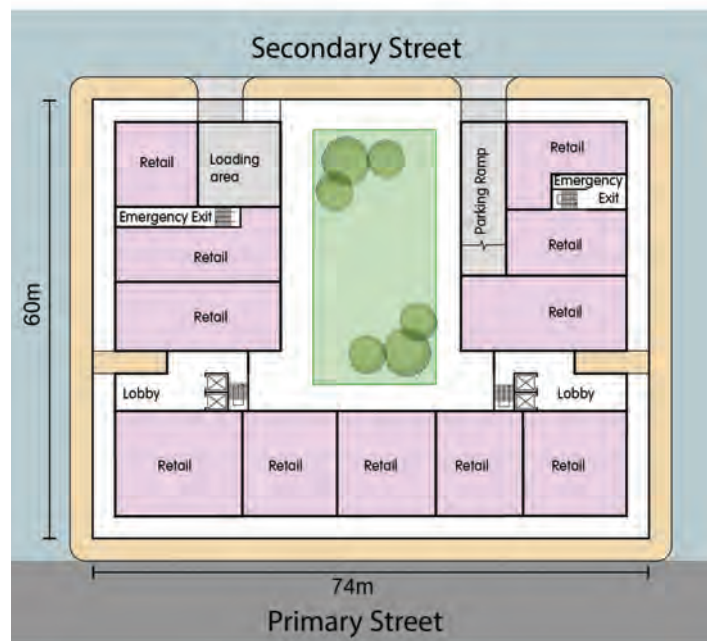
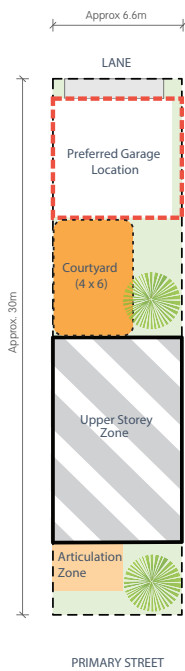


	450- 550sqm	350- 450sqm	300- 350sqm
<b>Building Ht.</b>	2 storey max	2 storey max	2 storey max plus attic
<b>Principle Front Setback, Encroachments and Private Frontage</b>	Setbacks defined by Key Feature and/ or Character Area (page 49)	Setbacks defined by Key Feature and/ or Character Area (page 49)	Setbacks defined by Key Feature and/ or Character Area (page 49)
<b>Garage Front Setback</b>	1.5m behind front facade	1m behind front facade	Front Loaded- 1m behind front facade  Rear Loaded- 0-1m from the rear lane
<b>Principle Side Setback</b>	1.5m	0.9m	Zero lot line/ 0.9m
<b>Principal Private Open Space</b>	6 x 6m courtyard located adjoining habitable room	4 x 6m courtyard located adjoining habitable room	4 x 6m courtyard located adjoining habitable room

# IMPLEMENTING THE VISION: INDICATIVE DESIGN CONTROL GUIDANCE



	300sqm	250sqm	Terrace Outside of Town Centre
<b>Building Ht.</b>	3 storey max	3 storey max	3 storey max
<b>Principle Front Setback, Encroachments and Private Frontage</b>	Setbacks defined by Key Feature and/ or Character Area (page 49)	Setbacks defined by Key Feature and/ or Character Area (page 49)	Setbacks defined by Key Feature and/ or Character Area (page 49)
<b>Garage Front Setback</b>	Front Loaded- 1m behind front facade  Rear Loaded- 0-1m from the rear lane	Front Loaded- 1m behind front facade  Rear Loaded- 0-1m from the rear lane	Rear Loaded- 0-1m from the rear lane
<b>Principle Side Setback</b>	Zero lot line/ 1.5m	Zero lot line/ 1.5m	Zero lot line
<b>Principal Private Open Space</b>	4 x 6m courtyard located adjoining habitable room	4 x 6m courtyard/ balcony/ upper level terrace located adjoining habitable room	4 x 4m courtyard/ balcony/ upper level terrace located adjoining habitable room



Town Centre Terrace	Multi Unit	Shop Top Apartment (Retail ground floor plan provided)
3 storey max	4 storey max	7 storeys
Setbacks defined by Key Feature and/ or Character Area (page 49)	Setbacks defined by Key Feature and/ or Character Area (page 49)	Setbacks defined by Key Feature and/ or Character Area (page 49)
Rear Loaded- 0m from the rear lane	Front Loaded- 1m behind front facade  Rear Loaded- 0-1m from the rear lane	Basement parking entry via side street and/ or 1m behind front facade
Zero lot line	4.5m to primary and secondary streets/ setbacks to adjoining development as per Apartment Design Guide	Zero to primary and secondary streets/ setbacks to adjoining development as per Apartment Design Guide
4 x 4m courtyard/ balcony/ upper level terrace located adjoining habitable room located adjoining habitable room and/ or balcony and/ or roof terrace	As per Apartment Design Guide	As per Apartment Design Guide





# 01

## **PLACE ANALYSIS**

DISCOVERING THE  
ESSENCE OF MENANGLE  
PARK

# WHAT MAKES MENANGLE PARK UNIQUE?

## EXISTING PLACE CHARACTERISTICS

### EQUINE LEGACY

Since 1914, Menangle Park's identity has been strongly linked to horse racing. From the opening of the original raceway, to training facilities for lighthorsemen during the wars, to today's popular horse-focused Menangle Park Show. This identity shows no indication being curtailed, with a \$60 million expansion of Club Menangle reinforcing its links with harness racing and horse breeding and training.

### STRONG RURAL TIES

Menangle Park was originally described as a 'hamlet village'. While it has slowly developed and changed, it could still be considered a 'village'. Many residential lots are large enough to allow for small animal holdings, a reference to its rural past. This, combined with its location on the urban-rural fringe, reinforces its semi-rural identity.

### TRADITIONAL WORKING CLASS

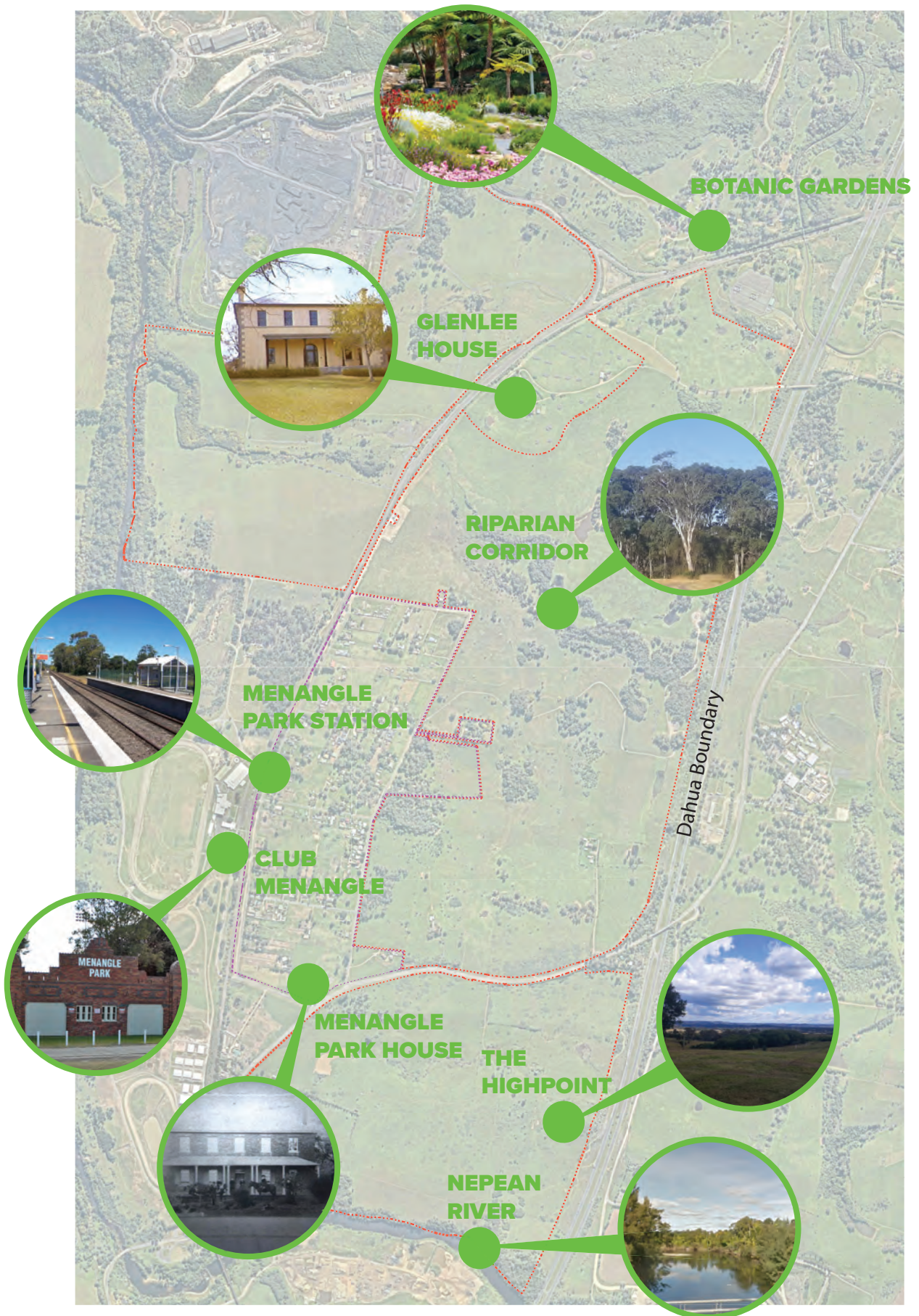
Menangle Park has traditionally been 'working class', with most residents working in 'blue collar' industries, particularly trades, sales and labourers. 9% work in the horse and dog racing industries.

### FORGING A NEW IDENTITY

While harness racing and horses will continue to be an important part of Menangle Park's place identity, there is opportunity to create a new, exciting and modern identity - the next chapter of Menangle Park.

There is also an opportunity to cater to and attract a more diverse population, by providing a greater diversity of housing choice to cater for different family types, age groups and cultures.





# A UNIQUE IDENTITY

Like every place, Menangle Park is unique; it has a distinct place 'essence', or identity, that has developed over time. It's identity is created through its history, defined by its community, and displayed through its physical character. It is essential that the future Menangle Park reflects and enhances the existing identity and core community values.

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*From a quiet hamlet to a place of national sporting excellence...what is the next chapter for Menangle Park?*



## FROM RACEWAY TO REGIONAL ENTERTAINMENT FACILITY:

Club Menangle has been the cornerstone of Menangle Park since it was opened in 1914. As well as being one of the most popular paceways in Australia, it also has social and cultural significance to the local area. A \$60 million plan to upgrade the site will see it become more than a raceway, but a community meeting place and entertainment precinct.





# A BRIEF HISTORY

The area was the home of the Tharawal people, and called the area 'Menangle', which referred to the lagoon on the west bank of the Nepean River. The river was an important source of food.

## 1805



The railway line was opened, allowing a small but prosperous farming village to flourish.

## 1863

North Menangle railway station is opened, south of where the current station is.

## 1873



## PRE-EUROPEAN



British settlement began in the early 19th Century. Early settlers such as Walter Davidson and Thomas Taber named their properties 'Menangle' after the lagoon.

## 1824

Two historic houses, Menangle House and Glenlee Homestead, were built in the 1820s.

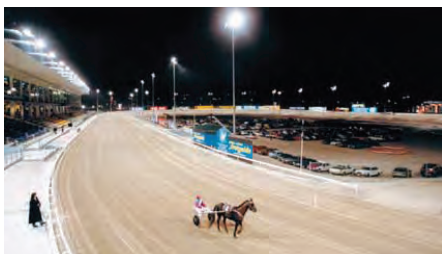


## 1914

Menangle Park Raceway, designed by Alfred Rose Payten, was opened and hosted regular races until its closure in 1941. It was utilised during the war for meetings and lighthorse brigade training.

The rail station is opened in its currently location. The railway line is still not electric.

# 1937



The inaugural Menangle Park Show is held at Club Menangle, a community event with a focus on horses.

# 2015

# 2017

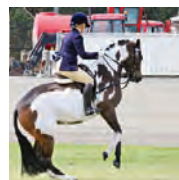


# 1953

The Raceway is reopened by Bill Dunlop and NSW Trotting Club, upgrading it to a Paceway. The new track was described as “the best in Australia” by the Trotting Recorder.

# 2008

Menangle Park Paceway is upgraded and features the longest and fastest harness racing circuit in Australia.



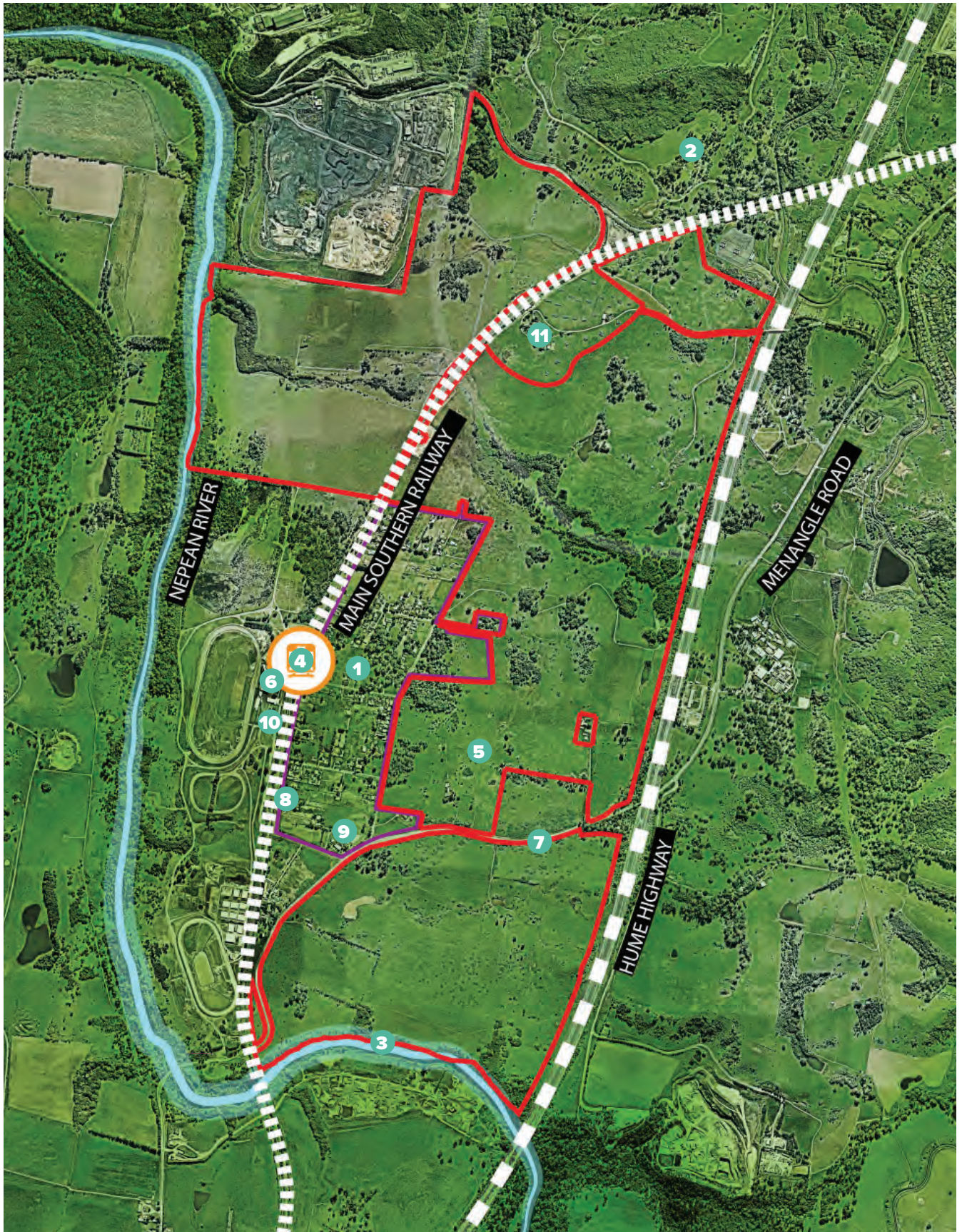
# REZONED


Menangle Park is rezoned for residential development. Development will be supported by the \$60 million upgrade of the Paceway.

The Paceway has been rebranded to Club Menangle. The club is envisioned to become an inclusive community meeting place, function centre and major entertainment hub.



# CONTEXT & CHARACTER



 Dahua Boundary





Typical residential housing

## THE EXISTING LOCALITY

Menangle Park is largely made up of rural landholdings. A small portion of land is subdivided into large residential lots. Housing is dominated by large, single detached dwellings of brick or fibro, built between the 1960s and 80s. Some larger lots include animal holding pens. Local roads are narrow and do not have gutters. Retail is limited to a general store.



Australian Botanical Gardens



Nepean River



Menangle Park train station



Views & vistas



Club Menangle



Menangle Road



Typical local road



Menangle House



Original paceway

## HISTORY & HERITAGE

Menangle Park House and Glenlee Homestead two of the oldest dwellings on the site, built in the 1820s by early British settlers. The original entry to Club Menangle is also heritage listed.



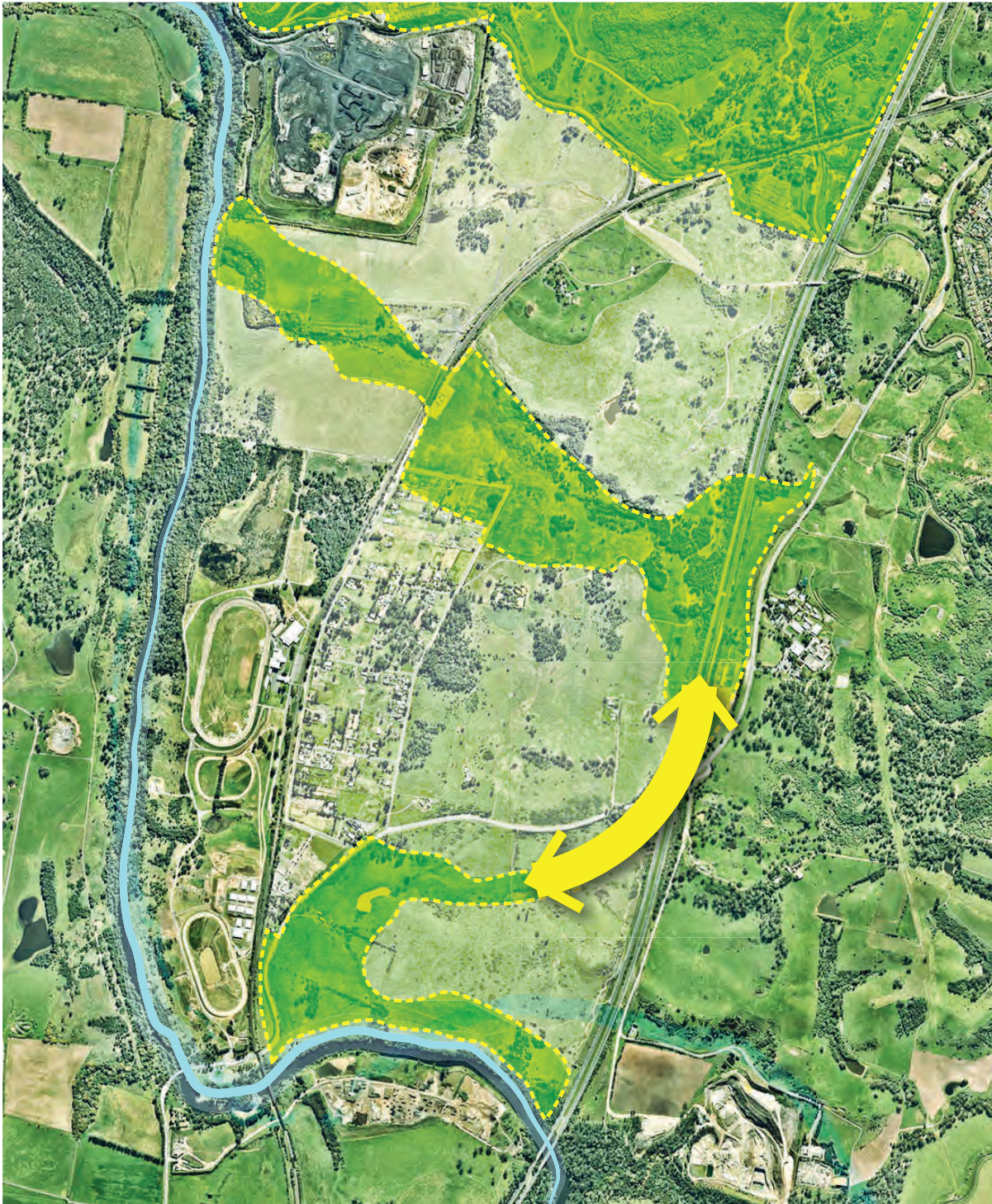
Glenlee House



# SITE ANALYSIS

## NATURAL ASSETS

Menangle Park has a number of natural assets, including the Nepean River and large riparian corridors. However, there is no access to the river and the riparian corridors are not connected.



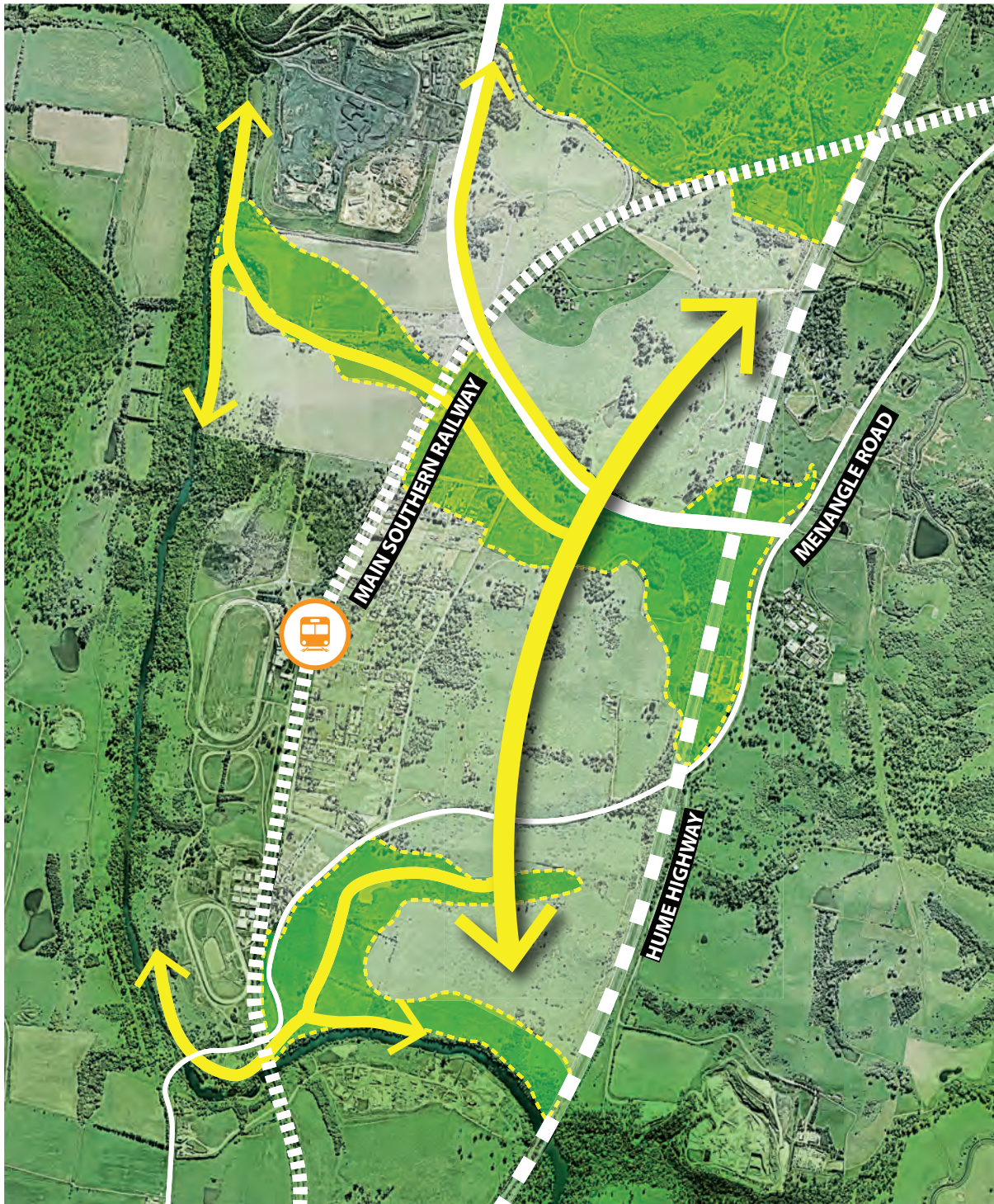






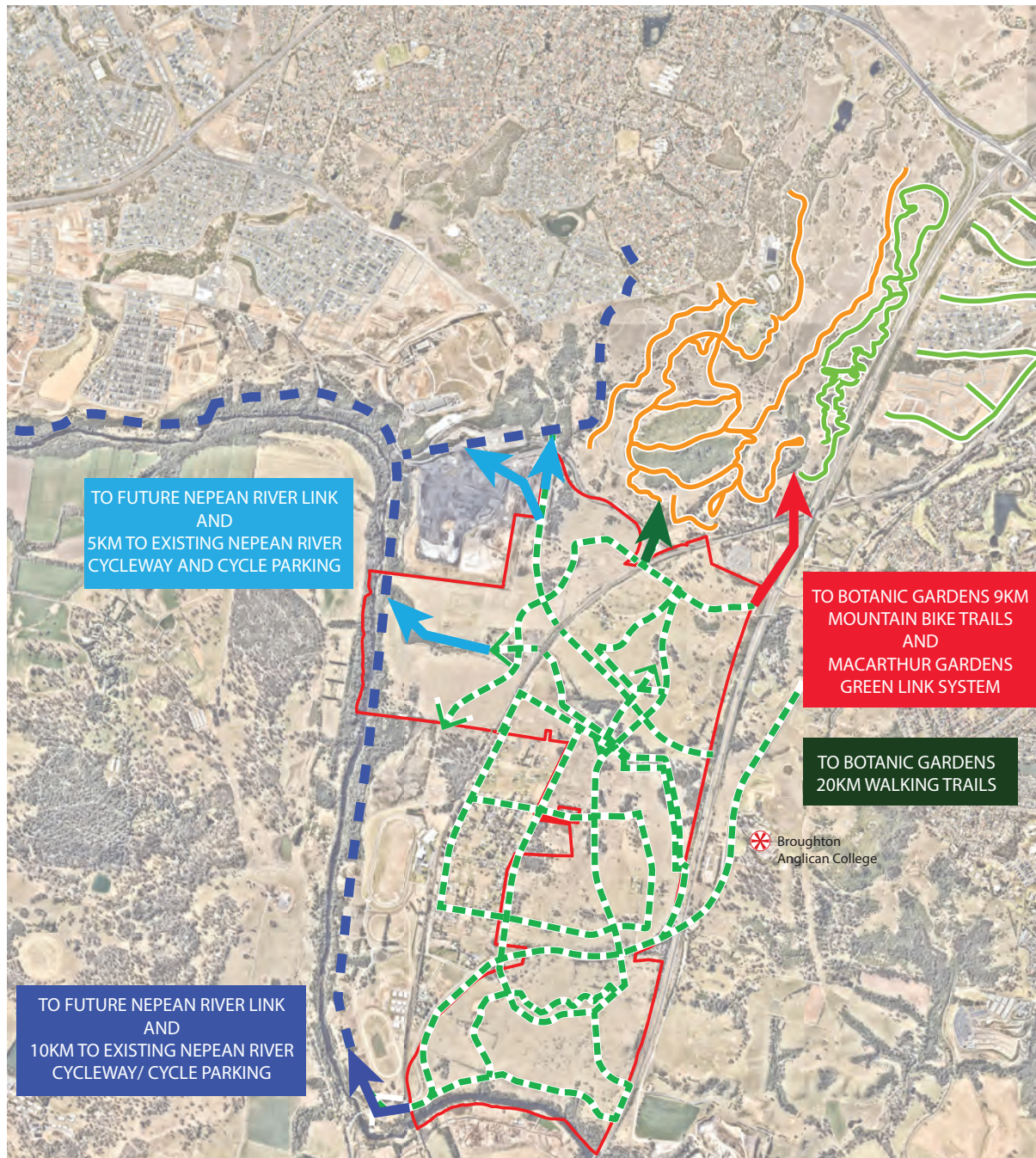
## MOVEMENT

Menangle Park enjoys good connectivity with the Hume Highway and Menangle Park Road providing access to the site. In addition, Menangle Park train station provides rail access (unique in the south-west). However, there is a lack of east-west connections, and connections linking north and south through the centre of the site.





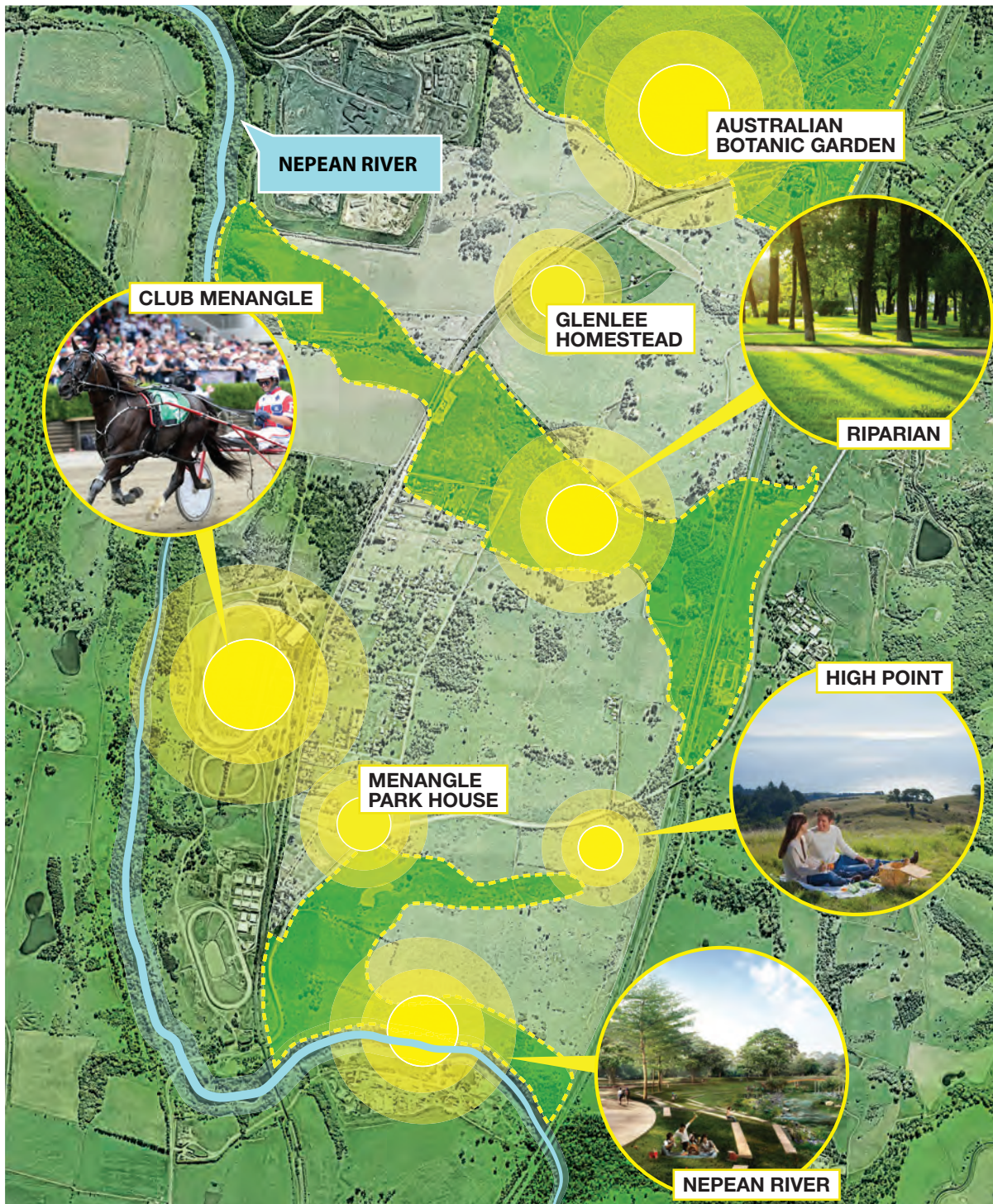
The extensive network of paths, trails and cycleways at Menangle Park will stitch into a significant regional system; providing broader connectivity not previously possible.





## DESTINATIONS & PLACE FEATURES

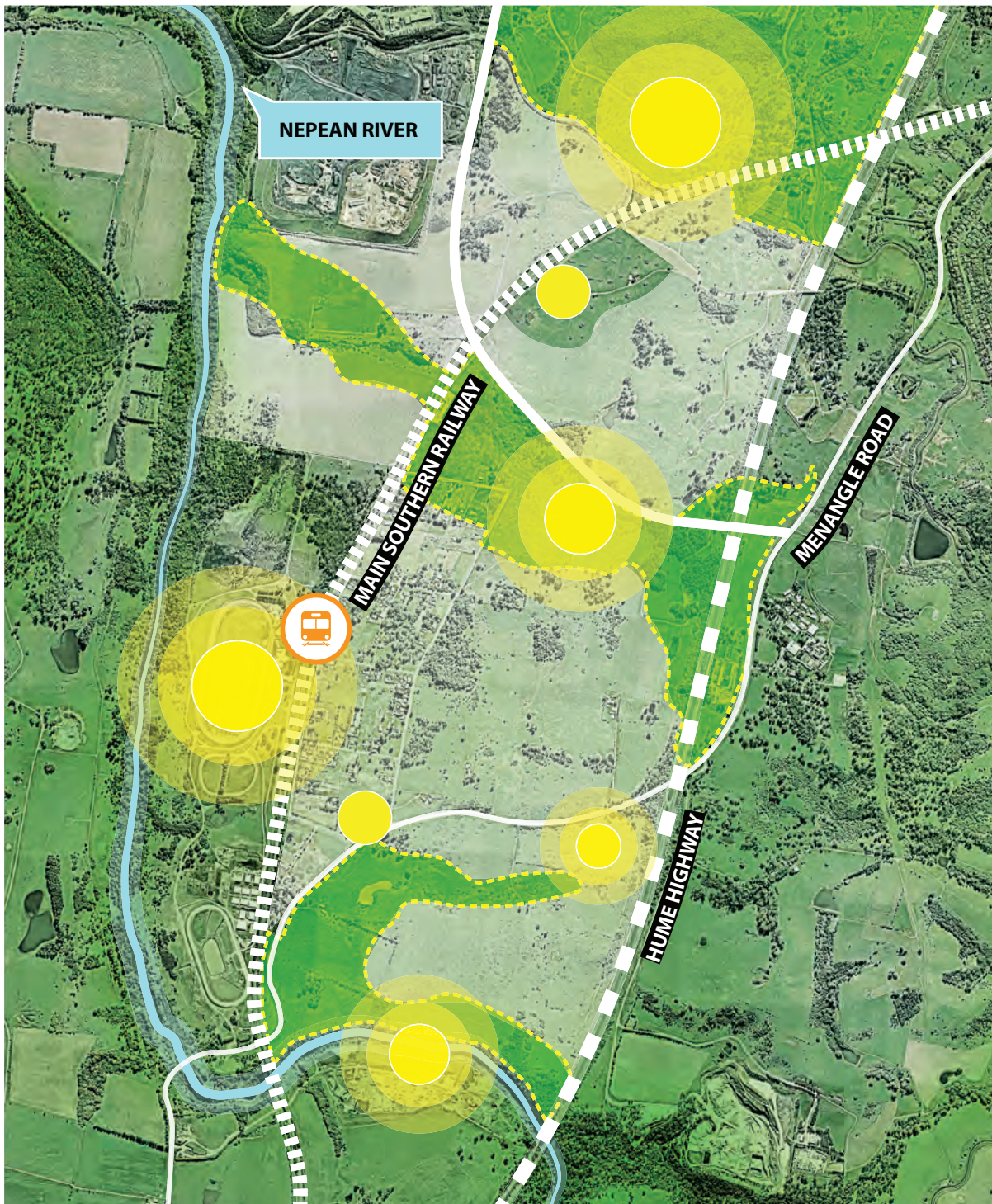
Menangle Park has several existing destinations and place features that are attractors. Design should focus on bringing these destinations closer together and offering residents recreation and entertainment.





## SYSTEMS

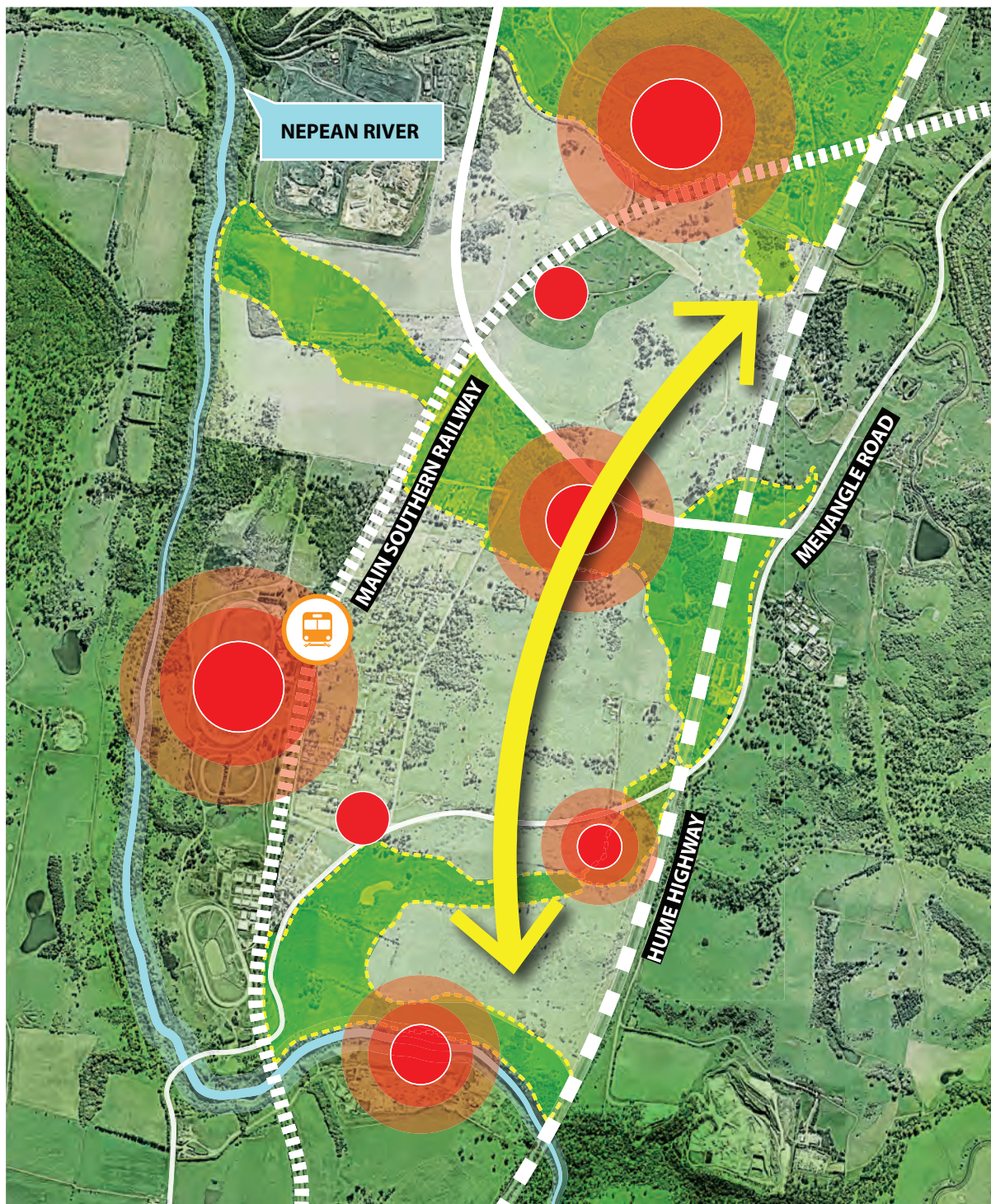
These unique place features overlay to create an existing system of destinations and movement that act as a basis for design.





### SYSTEMS GAP ANALYSIS

When overlayed, these features reveal where the gaps are - particularly in terms of connectivity. Design will focus on addressing these gaps.







# DEMOGRAPHIC CONTEXT

## POPULATION

2016  
POPULATION  
**257**

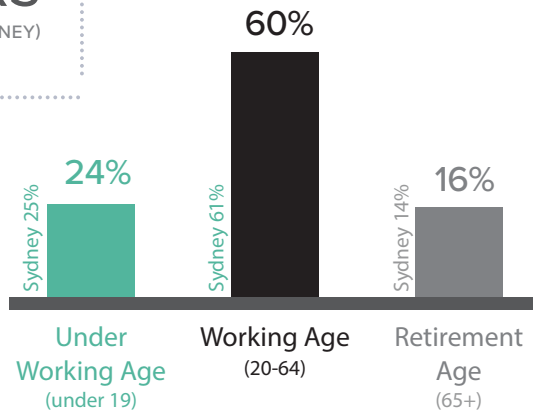


MEDIAN AGE  
**38 YEARS**  
(36 IN SYDNEY)

## AGE STRUCTURE

THE DOMINANT HOUSEHOLD IS  
COUPLES WITH  
CHILDREN

**42%**  
50% in Sydney



## WORK\*

### MODE OF TRANSPORT TO WORK



62%



4%

### DOMINANT OCCUPATION



TECHNICIANS AND  
TRADE WORKERS

**19%**

(12% IN SYDNEY)

### DOMINANT INDUSTRIES



DOG & HARNESS  
RACING

**10%**



CAFES &  
RESTAURANTS

**10%**

(4% IN SYDNEY)

\*2011 CENSUS DATA

## SMALL BUT DISTINCT EXISTING COMMUNITY

Menangle Park has a small but important existing community. While the population structure is generally reflecting of that in Sydney, there are more families and residents work more in 'blue collar' industries. Menangle Park will likely continue to attract families due to its accessibility within Sydney and recreational activities on offer. A lack of housing diversity provides an opportunity to increase smaller lots to cater to a wider range of household types.



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**Melbourne**

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South Melbourne, VIC Australia 3205  
T.+61 3 9645 0788

**Brisbane**

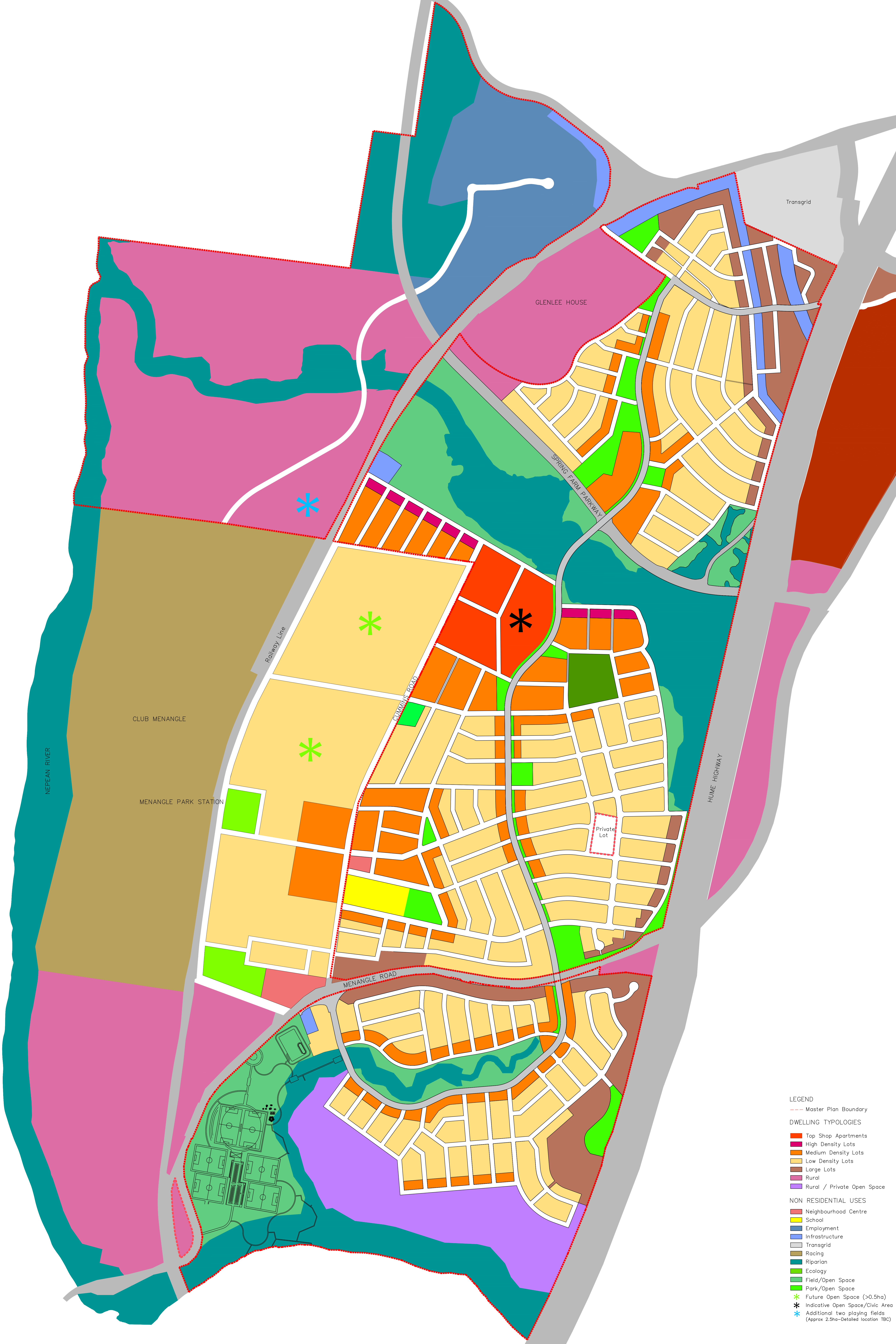
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Jakarta Selatan 12310 Indonesia  
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- LEGEND
- Master Plan Boundary
- DWELLING TYPOLOGIES
- Top Shop Apartments
  - High Density Lots
  - Medium Density Lots
  - Low Density Lots
  - Large Lots
  - Rural
  - Rural / Private Open Space
- NON RESIDENTIAL USES
- Neighbourhood Centre
  - School
  - Employment
  - Infrastructure
  - Transgrid
  - Racing
  - Riparian
  - Ecology
  - Field/Open Space
  - Park/Open Space
  - Future Open Space (>0.5ha)
  - Indicative Open Space/Civic Area
  - Additional two playing fields (Approx 2.5ha-Detailed location TBC)



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1:4000

DRAFT

PHOTOGRAPHY  
SOURCE: Neighbourhood  
YMMOD: 18.11.13

CADASTRAL INFORMATION  
SOURCE: Craig and Rhodes Survey  
YMMOD: 18.11.13  
DWP REF: 18.11.13  
PROJECTION: DHDN

E DESIGN AMENDMENTS 04.27 DC AK  
D DESIGN AMENDMENTS 04.16 DC AK  
C DESIGN AMENDMENTS 04.13 DC AK  
B DESIGN WORKSHOP 18.04.11 DC AK  
A DESIGN AMENDMENTS 04.10 DC AK  
REV DESCRIPTION YMMOD DRAWN APP'D

MASTERPLAN  
Menangle Park  
Campbelltown City Council  
REF DRAW NOREV  
DHJ-MEN RD04.0 E

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY