



Explanatory Note

Proposed amendments to
Wollondilly Development Control Plan 2016

Land at Menangle

Menangle Landscape Conservation Area & Station Street, Menangle Planning Proposal Site

April 2018

Introduction

This explanatory note has been prepared to explain the proposed changes to the *Wollondilly Development Control Plan 2016* which affect land at Menangle.

The proposed changes relate to the:

- Menangle Landscape Conservation Area, and
- Station Street, Menangle Planning Proposal development site.

The proposed changes will introduce planning controls to guide the following:

- development in the Menangle Landscape Conservation Area
- subdivision of land within the Station Street, Menangle Planning Proposal development site,
- dwellings (houses) within the Station Street, Menangle Planning Proposal development site.

This will involve changes to the following development control plan volumes:

- Volume 1 – General
- Volume 3 – Subdivision of Land
- Volume 4 – Residential Development

The proposed planning controls for the Menangle Landscape Conservation Area have been prepared by Council while the proposed planning controls for the Station Street, Menangle Planning Proposal development site have been prepared by Mirvac.

The changes are being exhibited at the same time to ensure adequate controls are in place to guide future development in and around Menangle that will result from expected rezoning of land within the Station Street development site. In some locations the proposed changes also apply to the same land.

If the proposed changes are adopted the Wollondilly DCP will be amended by replacing the existing development control plan with a new development control plan which includes the additional controls.

Wollondilly Development Control Plan 2016

Wollondilly Development Control Plan 2016 (Wollondilly DCP) is a policy which guides development. It does this by providing detailed planning and design guidance to support the *Wollondilly Local Environmental Plan 2011*.

The Wollondilly DCP consists of eight (8) themed volumes, each covering a different type of development. For example, volume 3 provides planning controls for the subdivision of land and volume 5 provides planning controls for commercial and community uses developments.

Changes are proposed to three (3) of the volumes within the development control plan and these are detailed in the table below.

Summary of proposed changes to Wollondilly DCP

	What Does it Cover?	What Changes are Proposed
Volume 1 - General	<p>Volume 1 – General covers general considerations which apply to all development including community engagement requirements, tree removal, flooding, heritage, and signage controls.</p>	<p>Planning controls are proposed to be introduced for the Menangle Landscape Conservation Area.</p> <p>At present there are only planning controls for the Menangle Conservation Area.</p> <p>The proposed planning controls cover:</p> <ul style="list-style-type: none"> • Significance of conservation area • Submission requirements for all new development, • Vistas • Subdivision of land • New development • Fencing <p>The new planning controls if adopted will be included under Part 6 of Volume 1, “Heritage (Specific Locations)”. It is proposed that the new controls would become Part 6.8 Landscape Conservation Area – Menangle and the existing Part 6.8 would become 6.9.</p> <p>The proposed changes have been prepared by Wollondilly Shire Council.</p>

	What Does it Cover?	What Changes are Proposed
Volume 3 – Subdivision of Land	<p>Volume 3 – Subdivision of Land provides controls for the subdivision of land. It also includes controls to guide future development of new housing release area.</p>	<p>Site specific planning controls are proposed to be introduced to guide the future subdivision of the Station Street, Menangle Planning Proposal site ready for when the site is rezoned.</p> <p>The proposed planning controls cover:</p> <ul style="list-style-type: none"> • Lot Size and shape • Pedestrian and Cycle Access • Laneways • Street Trees <p>The new planning controls if adopted will be included under Part 3 of Volume 3, “Controls for Specific Locations” and be referred to as Part 3.13 Station Street, Menangle.</p> <p>The proposed changes have been prepared by Mirvac.</p>
Volume 4 – Residential Development	<p>Volume 4 – Residential Development provides controls for residential accommodation and related structure e.g. new houses, dual occupancy, sheds, car ports etc.</p> <p>It also includes controls for this type of development in specific locations.</p>	<p>Site specific planning controls are proposed to be introduced to guide future development of dwelling houses.</p> <p>The proposed planning controls cover:</p> <ul style="list-style-type: none"> • Parking, access and vehicular safety requirements for certain lots • Attached dwellings and semi-detached dwellings • Setbacks for dwelling houses on small residential lots <p>The new planning controls if adopted will be included under Part 4 of Volume 4, “Controls for Specific Locations” and be referred to as part 4.6 Station Street, Menangle.</p> <p>The proposed changes have been prepared by Mirvac.</p>

Menangle Landscape Conservation Area

The Menangle Landscape Conservation Area is a designated Heritage Conservation Area and provides legal protection for this sensitive landscape. It is one of Wollondilly's five (5) conservation areas.

It was established in September 2013 and is Wollondilly's only landscape conservation area. It provides protection of the land surrounding the Menangle village for the conservation of the natural and cultural heritage values, particularly the valued rural landscape associated with the Macarthur family's Camden Park Estate.

At present there are no planning controls included within the Wollondilly DCP that have been prepared specifically for the landscape conservation area. The development control plan currently includes planning controls for the Menangle Heritage Conservation Area and it is proposed that these will also apply to new residential development in the landscape conservation area.

The Menangle Conservation Area (red) and the Menangle Landscape Conservation Area (green) are shown in Figure 1.

The proposed planning controls will apply to parts of the Station Street Planning Proposal development site, particularly land on the eastern side of the rail line. The remaining portion of the Station Street site is located within the existing Menangle Conservation Area and the controls for this conservation area already apply.

The objectives of the proposed planning controls are to:

- maintain and enhance the existing visual, built and landscape character of the Menangle Landscape Conservation Area,
- maintain scenic quality and manage visual impact of new development,
- protect the historic landscape, including vistas and views,
- ensure that new developments are designed and located so they do not have an adverse impact on the Menangle Landscape Conservation Area,
- manage the transition between residential and rural zoned areas (the rural urban interface)

The draft controls have been prepared by Council and will cover:

- Significance of conservation area
- Submission requirements for all new development,
- Vistas
- Subdivision of land
- New development
- Fencing

Station Street, Menangle Planning Proposal Development Site

The Station Street Planning Proposal seeks to rezone land directly to the north and north-east of the existing Menangle Village to enable development of the site for residential development, a neighborhood centre and associated infrastructure.

When rezoned, it is anticipated that development of the site for residential development would result in approximately 350 dwellings on lots with a minimum lot size ranging from 250sq.m to 500sq.m. A neighborhood centre is proposed to be located adjacent to the Menangle Station. The area proposed for development is shown at Figure 2.

In November 2017 the Sydney Western City Planning Panel, as the Relevant Planning Authority, determined that the proposed changes to the local environmental plan should be made. The NSW Department of Planning and Environment is currently considering the Panel's recommendations.

The land has not been rezoned yet but this is likely to happen in the near future. It is important that planning controls are in place to guide future development of the site ready for when the land is rezoned.

If there are no planning controls in place and the land is rezoned future development may not be adequately controlled and development may be unsympathetic. Subsequently the merits of whether the land should be rezoned for development is not being considered as part of this consultation.

The draft planning controls for inclusion within the development control plan for the Station Street Development Site have been prepared by the developer, Mirvac.

Site specific planning controls are proposed to guide development for:

- subdivision of land and
- dwelling houses

These will involve the inclusion of additional controls within *Volume 3 – Subdivision of Land* and *Volume 4 – Residential Development* of the Wollondilly DCP. The proposed site specific planning controls will only apply to development on land within the Station Street, Menangle Planning Proposal development site identified in the proposed controls.

Volumes 3 and 4 currently include planning controls which apply to all development. For example, there are 'general requirements' such as storm water and traffic controls which apply to all development applications for subdivision regardless of their location.

For the most part these controls will also apply to future development in the Station Street development site. However, the proposed site specific planning controls for Volume 3 in some cases will take precedence over the general requirements. The draft controls indicate this where this is the intention.

All the 'general requirements' in Volume 4 will apply to any future development (i.e. no precedence is indicated in these controls).



Figure 2 – Map of Station Street, Menangle Planning Proposal development site

Have your say

You can make a submission until 5pm 16 May 2018

Written submissions should be addressed to the General Manager and quote reference number TRIM 3615-10 and may be submitted”

By Email: council@wollondilly.nsw.gov.au

By Post: Wollondilly Shire Council
 PO Box 21
 PICTON NSW 2571

In Person: Hand delivered to Council’s offices as 62-64 Menangle Street, Picton

Questions

- Call Carolyn Whitten from Council’s Strategic planning Team on 4677 9551
- Email council@wollondilly.nsw.gov.au

Privacy

Any submission you make is open to public scrutiny. Council is required to release written comments or submissions under the Government Information (Public Access) Act 2009 [GIPAA]. The Act imposes obligations on us to place submissions on Council’s website and submissions may be used in Council reports or court proceedings. In this regard, your comments should be restricted to the proposed development.