

The Creamery at Menangle

Masterplan

March 2019



The Site

Menangle is located 69.5km from Sydney CBD, adjacent to Campbelltown and within close proximity to Kanangra-Boyd, Dharawal and the Royal National Park. The site historically served as one of the local milking stations utilising the Rotolactor stated as “the most modern milking machine of its time”. Once remembered as rural land, the immediate area is being rezoned and developed to house new residences and parklands with existing infrastructure such as Menangle Train Station and Hume Motorway.

The Opportunity

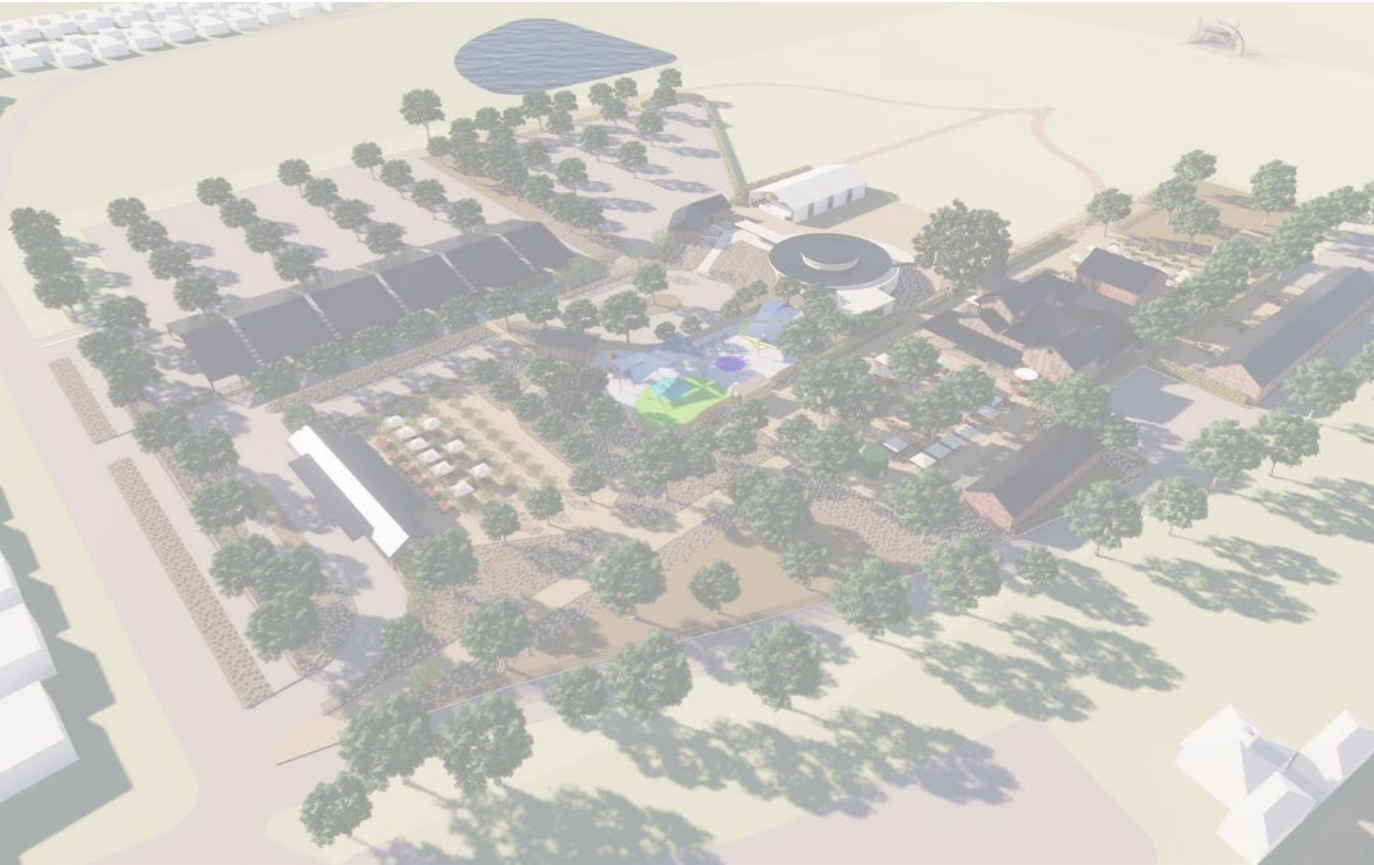
The site remains as a historic centrepiece to Menangle. There is opportunity to simultaneously revive the history that once thrived and reinvent it as a contemporary destination for people to visit. There is history, land, existing structures/infrastructure, and local developments providing maximum potential for a successful proposal. Due to the large sprawling site, the focus and success will come from the ground plane and linking of the programming to become an opportune place for family and friends to spend a day or weekend. It requires easy navigation, shade, events, landscaping, amenities, activities and gathering spaces, all of which the site can offer.

The Proposed Development

The proposal is looking at refurbishing the existing structures and adding complimentary new buildings to turn the site into a destination. The programming includes:

- Hotel, bakery, lemon grove, undercover and open event spaces, function centre, restaurant, bars, children’s farm and playground, gathering spaces, store, cooking school, museum, micro brewery and distillery, wine bar, bistro, vegetable gardens, and outdoor amphitheatre.

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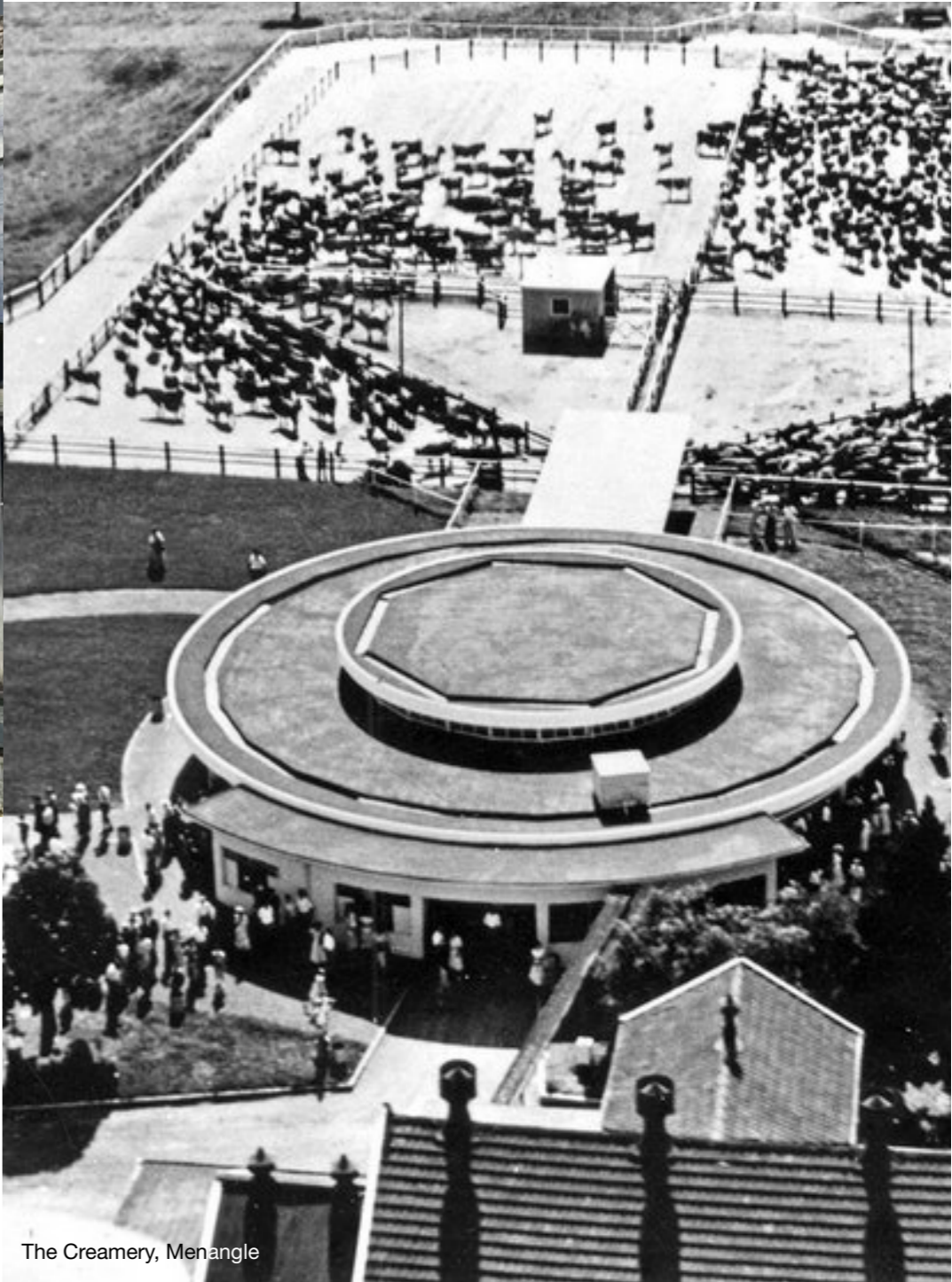
The Farm, Byron Bay



The Farm, Byron Bay

The Creamery at Menangle originally was a working farm for dairy and food production. The proposal seeks to revitalise the Creamery to become the anchor for essential township services and amenities as well as establishing itself as a premium destination for day trips, experiences and entertainment. Delivering on the motto of Eat, Play, Stay.

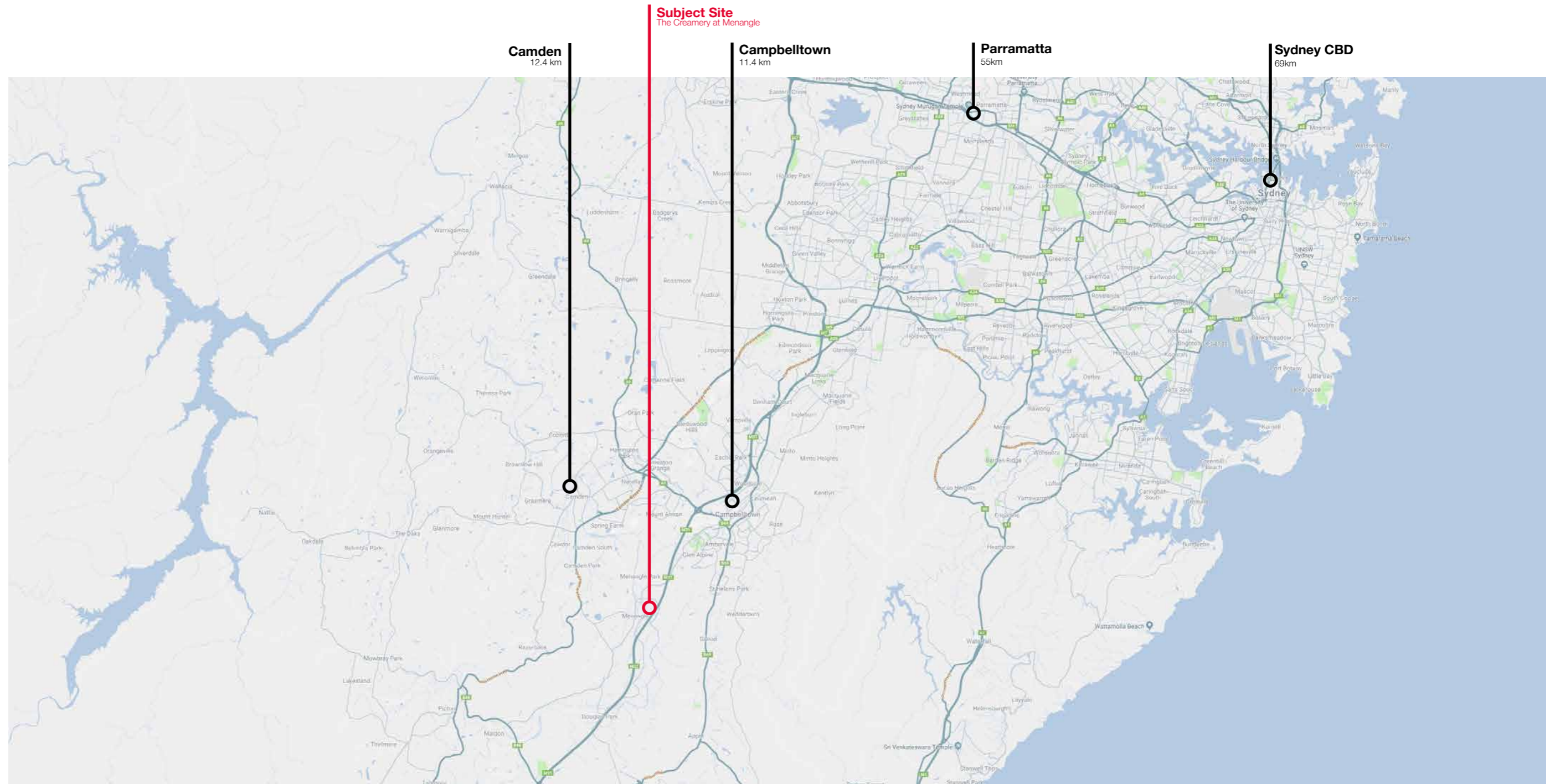
The Creamery at Menangle offers a unique insight into the history of food production in the Wollondilly area. Through innovative repurposing and sensitive additions to the existing built fabric, a new activity precinct is created that can highlight the best of lifestyle in the area, that reflects upon and respects the past, while embracing the future.



3.0 Context / 3.01 Location

The subject site is located approximately 12km southwest of Campbelltown in the Wollondilly Shire.

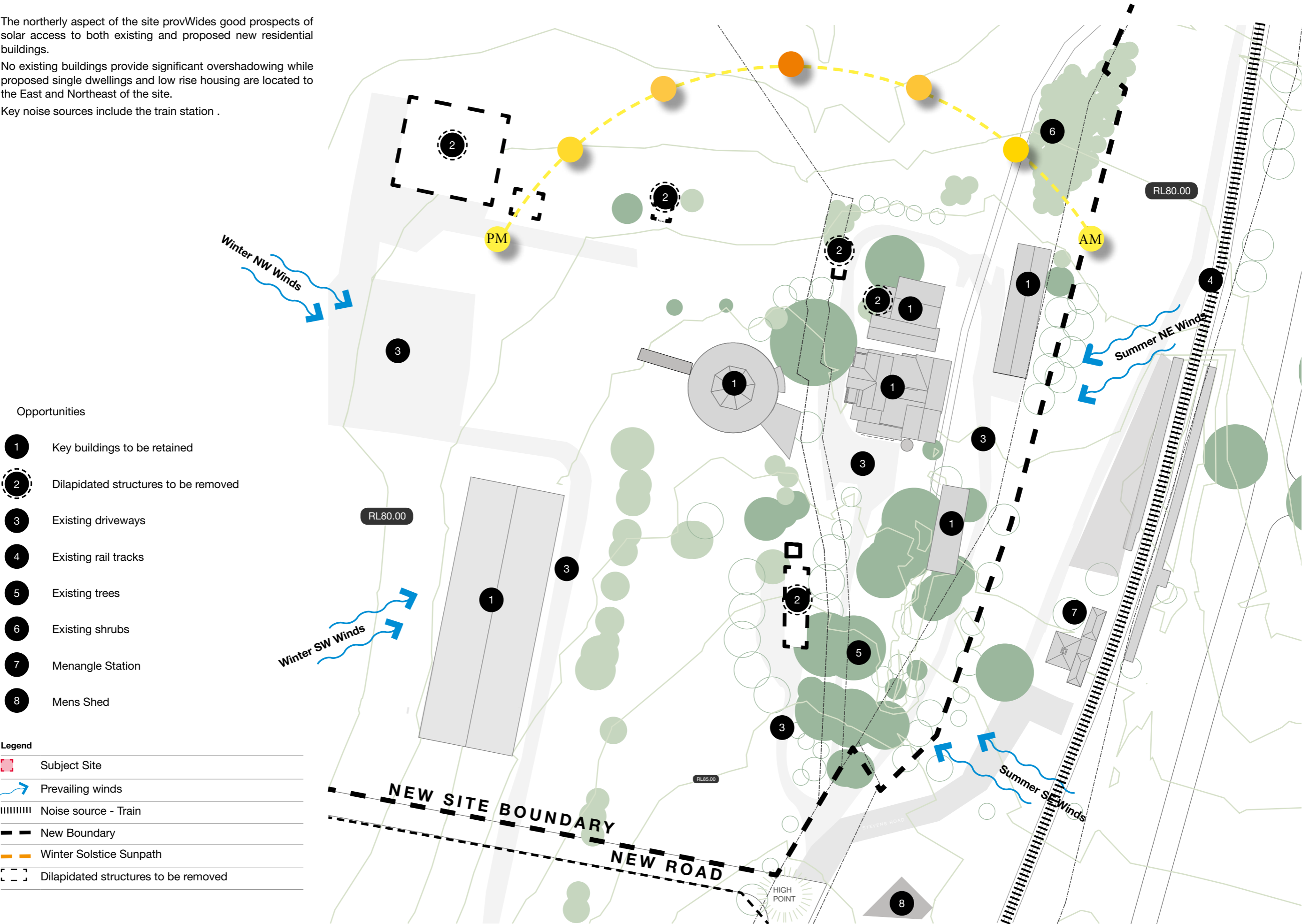
The site is within 100m of Menangle Train Station along the Southern Highlands Line



The northerly aspect of the site provides good prospects of solar access to both existing and proposed new residential buildings.


No existing buildings provide significant overshadowing while proposed single dwellings and low rise housing are located to the East and Northeast of the site.

Key noise sources include the train station .





Legend

 Existing structures to be removed

3.0 Context

3.04 Proposed Site Plan



To revitalise the heritage precinct and create a opportunity for the residents of Menangle to meet.



THE CREAMERY IS A PLACE FOR
FAMILY AND FRIENDS



THE CREAMERY IS A WEEKEND AWAY



THE CREAMERY BRINGS PEOPLE TOGETHER

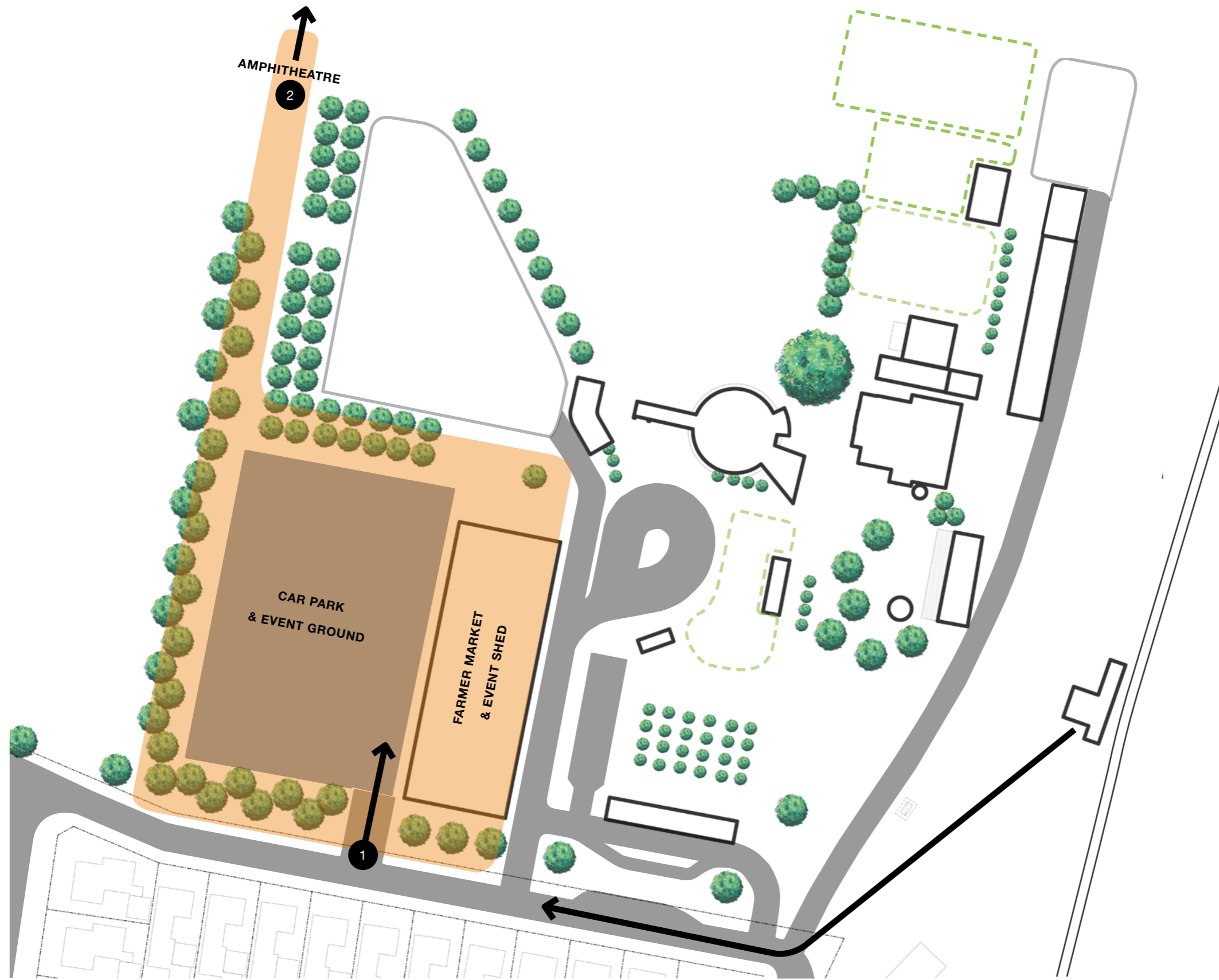
The design proposal for the Creamery incorporates a multi-purpose development, with each use specifically tuned for the existing heritage built fabric.

The Masterplan concept creates a flexible framework for the staged delivery of the development, and also the opportunity for each element operating independently and at different times.

This enables each use to maximise the usability of existing buildings and create a viable and successful development.



Legend	
EVENT	Markets, functions & community events
EAT	Community based precinct open to public
STAY	Hotel and amenities for hotel guests
FUNCTION	Private or hired event space



The Event precinct enables the reuse of the existing farm shed to become a regular farmer's market for the residents of Menangle. The opportunity to reconnect the food growing past and present will enable the history of the Creamery area to be enhanced through this new use.

The flexibility of this large covered space will similarly offer opportunities for other events to utilise this space with the main carpark located nearby.

This precinct similarly allows for the connection to the future outdoor amphitheatre space in the main paddock.

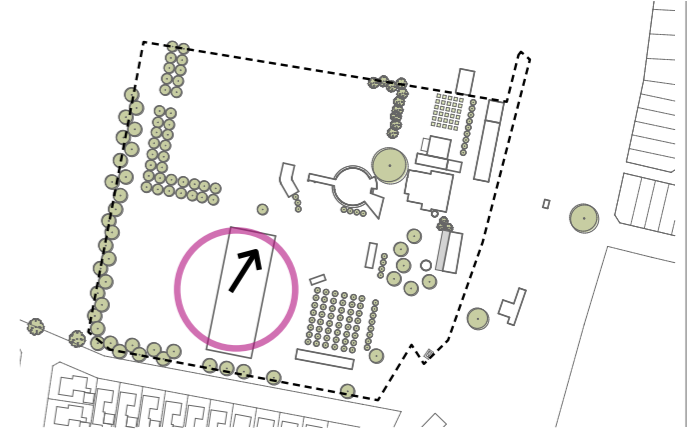
- 1 Connecting event and function space with new road
- 2 Offering a variety of uses to Menangle community and guests

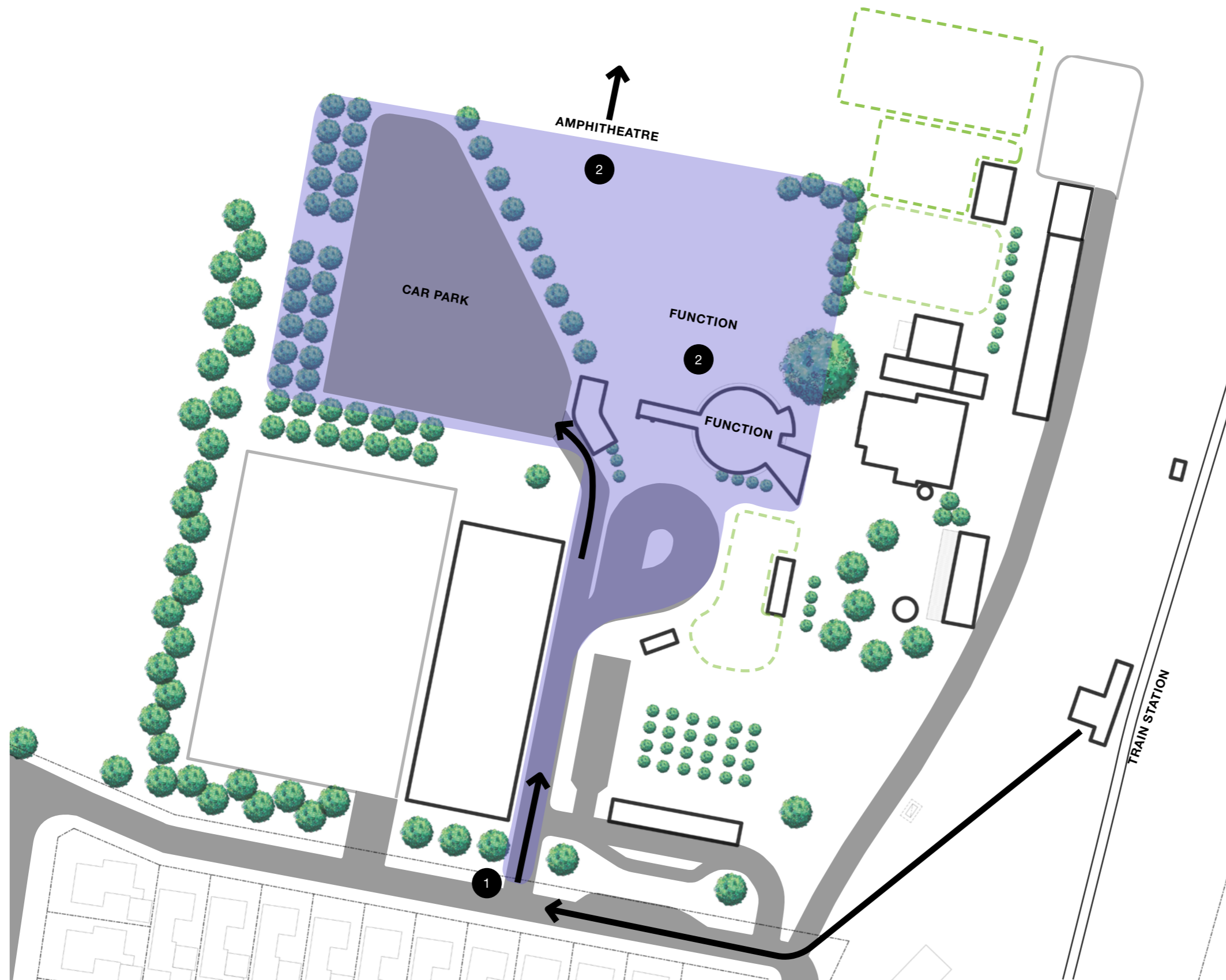


Opportunities for big events



Opportunities for farmers markets





The unique architecture of the Rotolactor is repurposed into a quality function facility for formal events.

The historical elements of the existing building, the cattle race and unique shape are enhanced through the re-roofing and repair of the existing building and its surrounds.

The new function use of the Rotolactor will be enhanced through a separate carparking area, and external amenity spaces, all still retaining visual connections across the precinct.

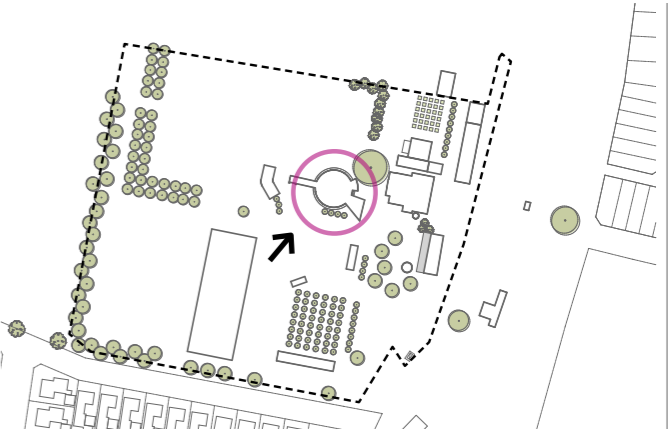
- 1 Connecting event and function space with new road
- 2 Offering a variety of uses to Menangle community and guests

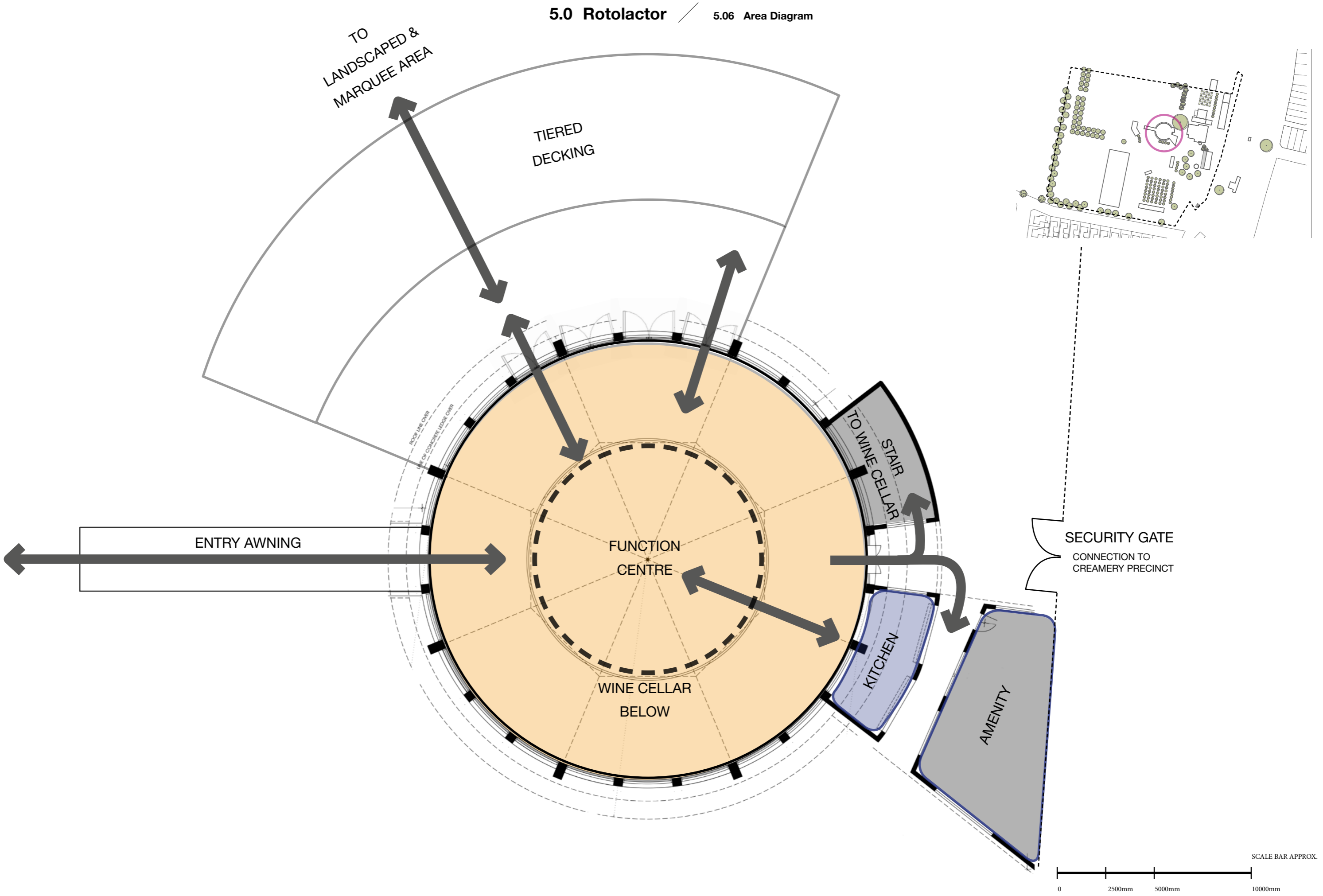


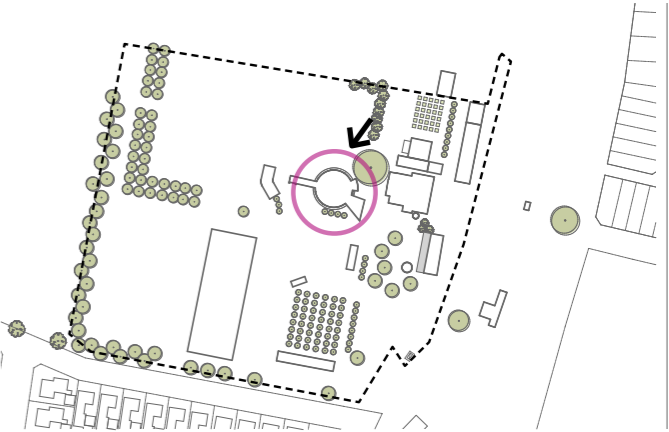
Opportunities for private functions

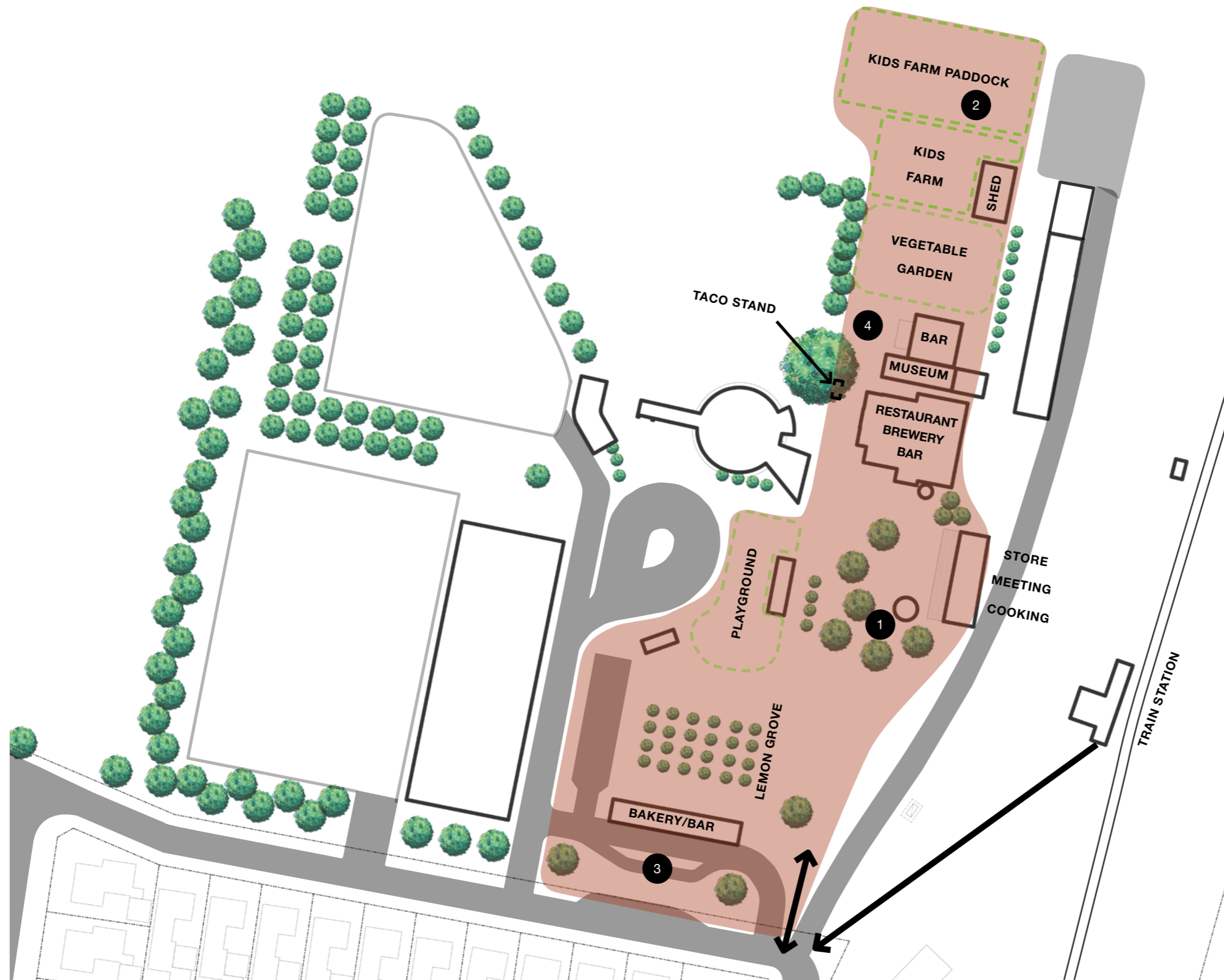


Opportunities for outdoor experience









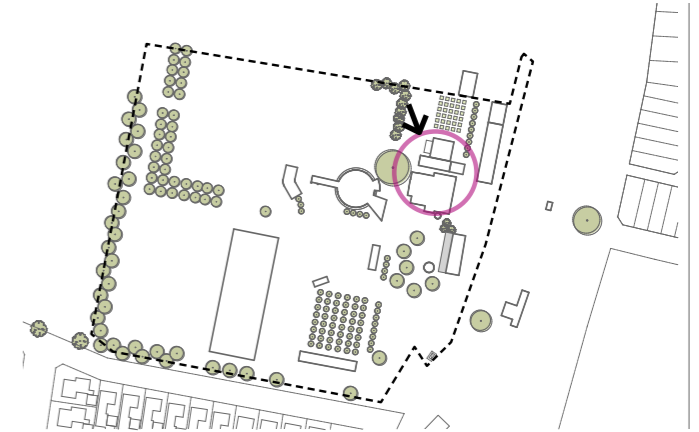
- 1 Interactive landscape and hardscape surfaces to create a gathering place
- 2 Family and community use
- 3 Offering local community and visitors a quick stop
- 4 Celebration of heritage buildings



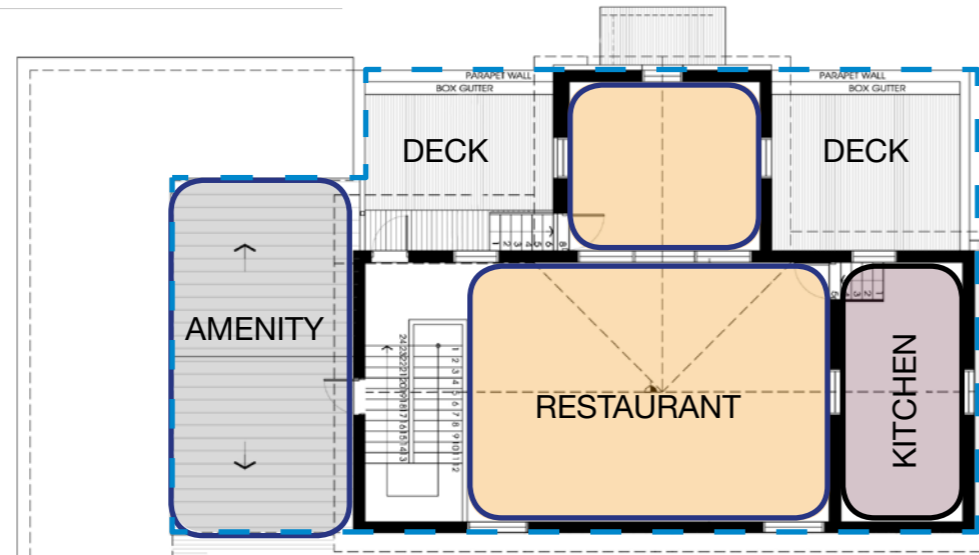
Kids farm



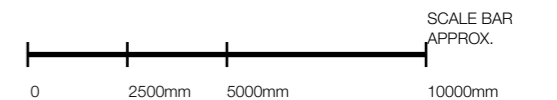
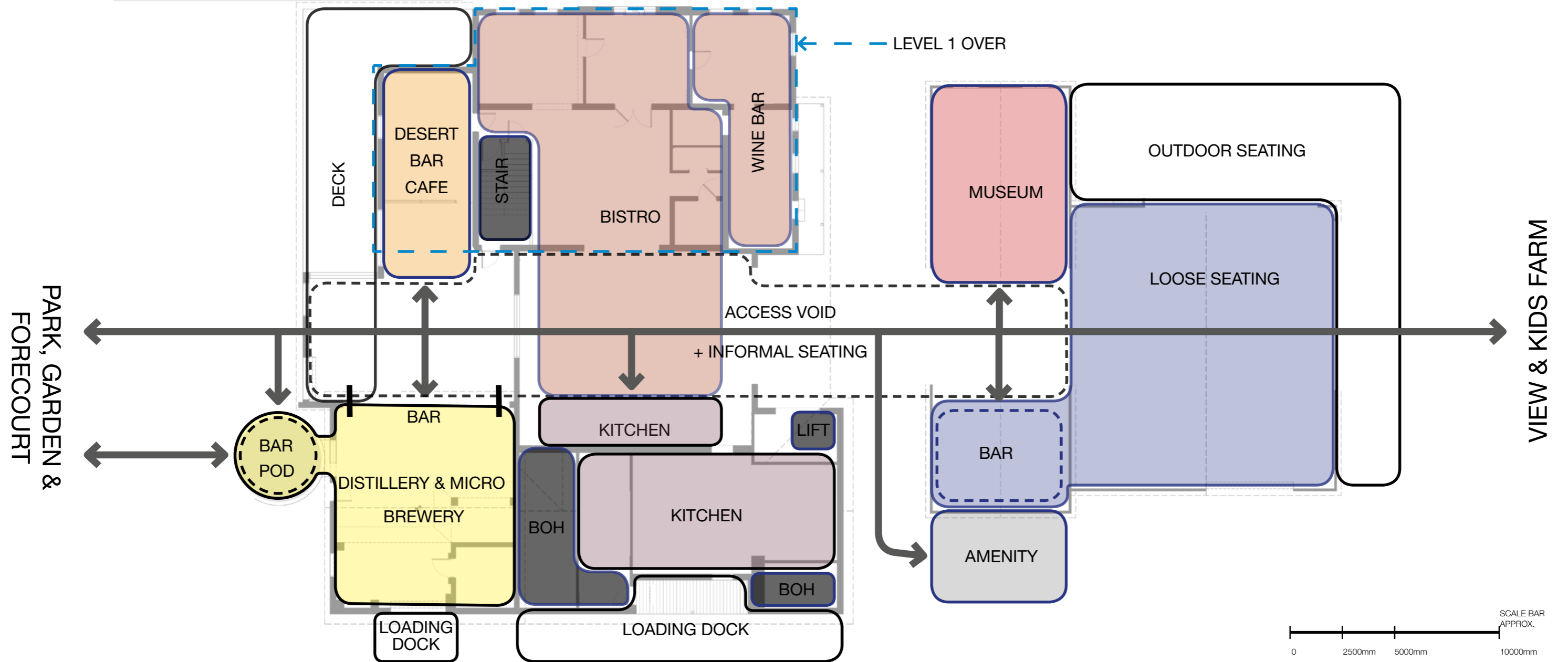
A place to relax in style

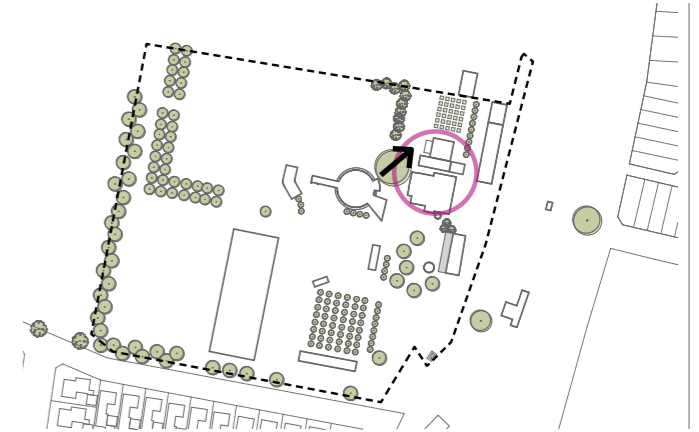


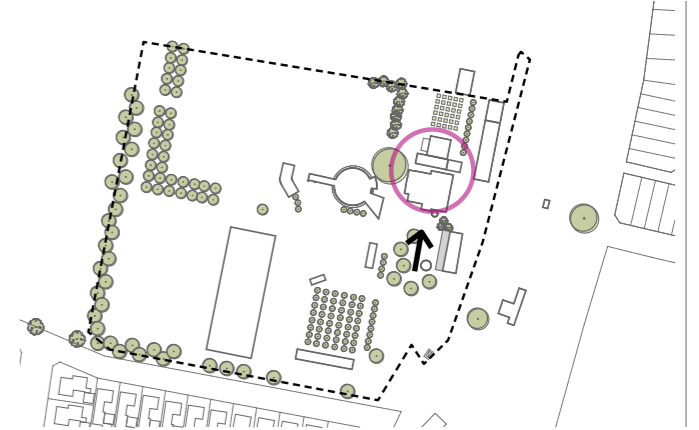
LEVEL 1

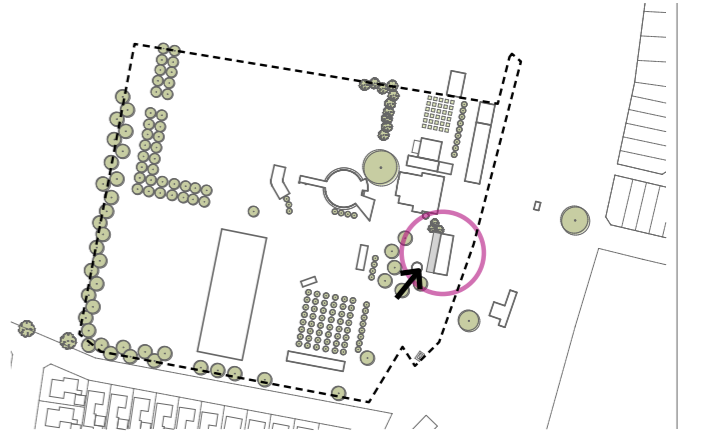


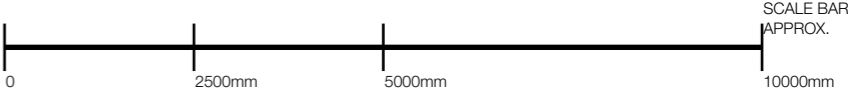
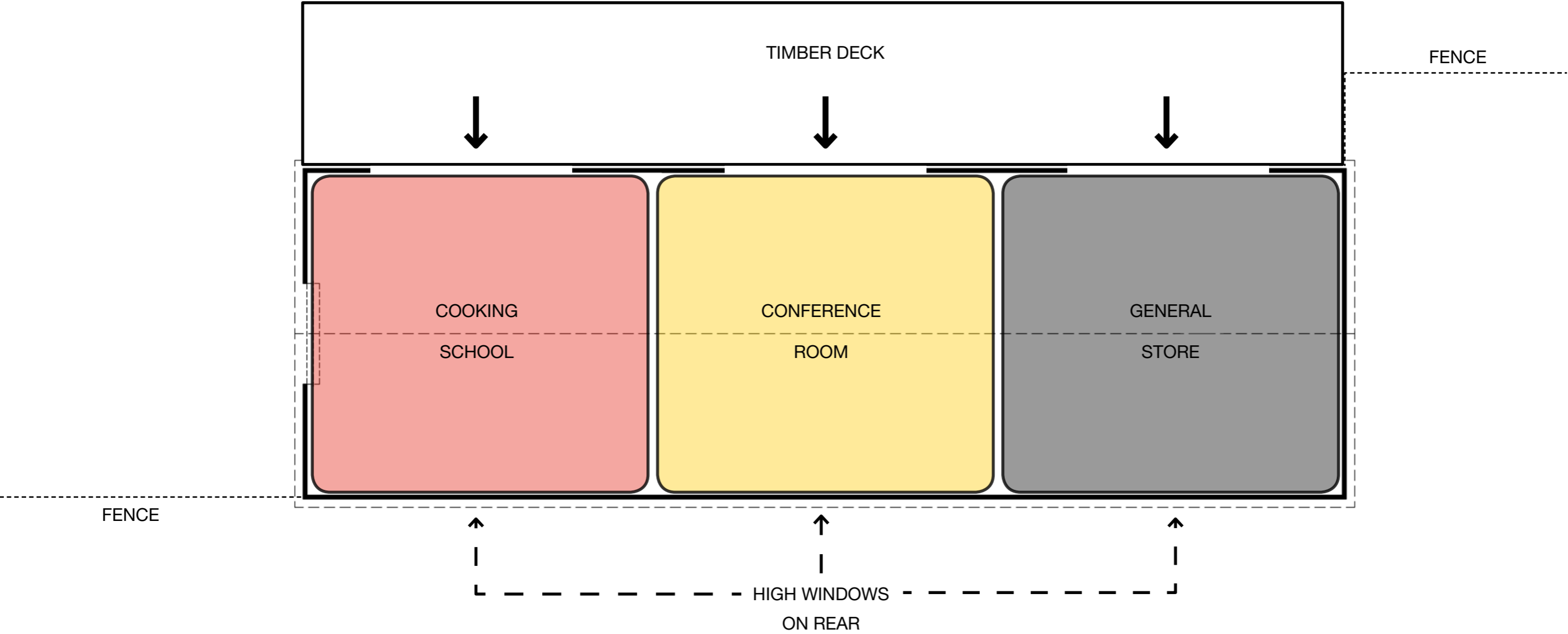
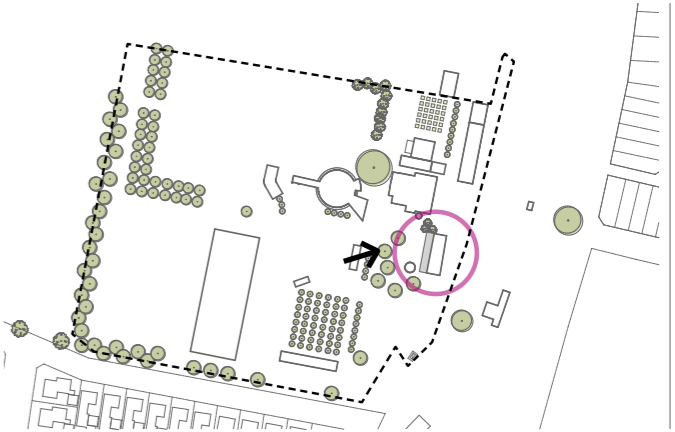
GROUND FLOOR













1 Service connection to other precincts

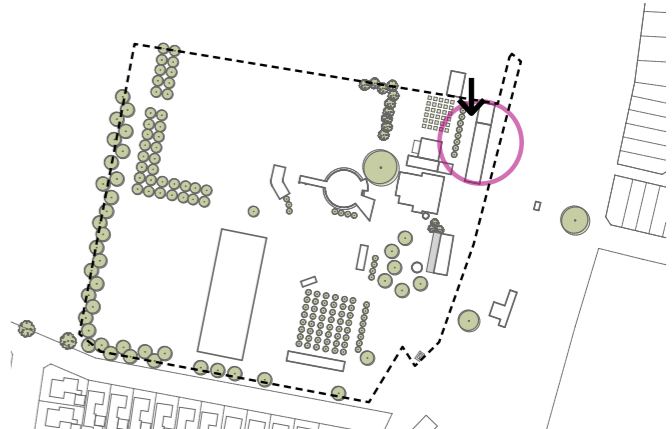
2 A hidden retreat

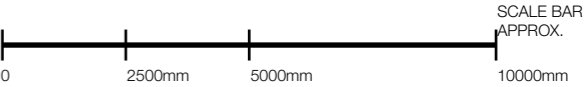
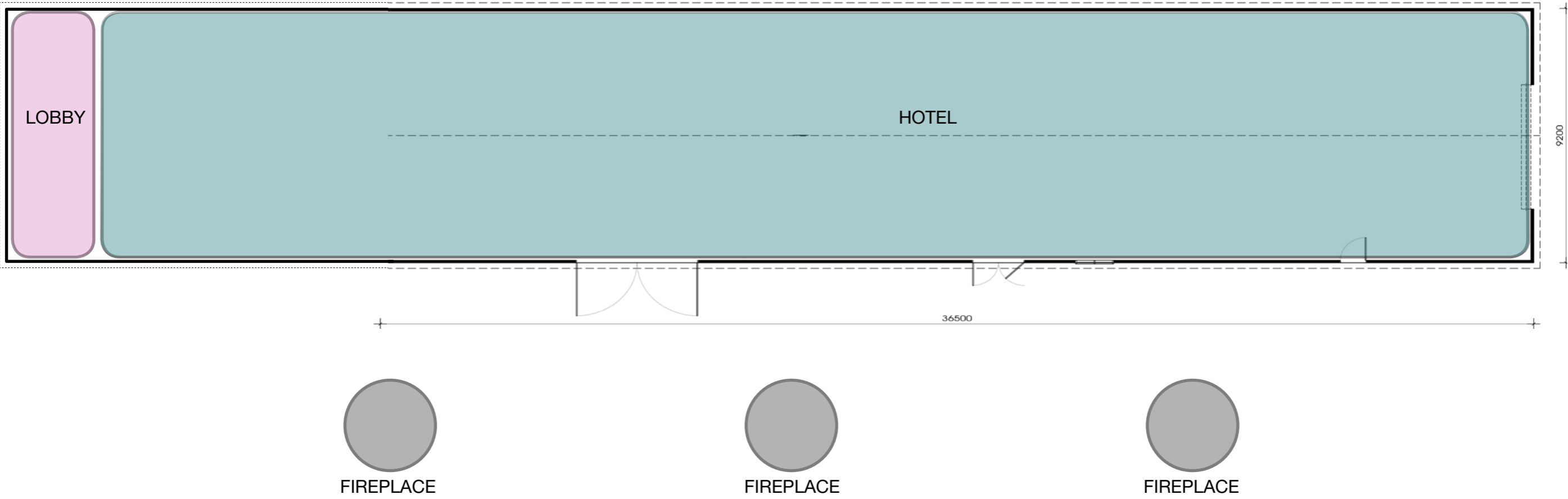


The desirable venue



A place to relax









Legend	
STAGE 1	Parking, Amenities, Childrens Playground, Brats Observation Shed, Cooking School, Meeting Room, General Store, Bar, Museum, Vegetable Garden, Restaurant, Bistro, Kids Farm, Taco Stand, Motorcycle Parking, Large Firepits
STAGE 2	Market Shed
STAGE 3	Function Centre, Function Parking, Marquee Space, Arrival Court, Amenities, Oak Truffle Forest
STAGE 4	Bakery, Bar, Lemon Grove
STAGE 5	Hotel, Hotel Parking

