



Draft development control plan

To Amend Wollondilly Development Control Plan 2016

Menangle Landscape Conservation Area

Prepared by Wollondilly Shire Council

These controls are proposed to be included under “Part 6 – Heritage (Specific Locations)” in “Volume 1 – General” of the development control plan

April 2018

Part 6 – Heritage (Specific Locations)

Landscape Conservation Area – Menangle

Character Description

The Menangle Landscape Conservation Area is notable for aesthetic qualities derived from a rare mix of natural and cultural heritage values arising from the local topography, geology, soils, streams and vegetation. These influenced land use including agriculture, transport routes and rural style developments.

The Landscape Conservation Area has a close association and its values are interlinked with Menangle Village and the Menangle Conservation Area.

Why is the landscape Conservation Area significant?

- It is significant for its evidence of early 19th century rural settlement and the main Southern Railway Line, a major 19th century engineering work.
- It was part of the Macarthur family's Camden Park rural enterprise which included road and rail links to Sydney.
- Aesthetically significant are the mix of relict agricultural landscapes and visual contrasts of surrounding ridges, hill slopes and cultivated river flats.
- The area includes buildings of outstanding architectural quality designed by prominent architects John Horbury Hunt and Sulman and Power.
- The area preserve important views in historic rural landholdings.
- The Area includes significant parts of the former Camden Park estate around the village as well as lands around the former Macarthur property Gulbulla.

Objectives

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

Controls

Note: These controls apply to new development within the Menangle Landscape Conservation Area identified under Schedule 5 of the *Wollondilly Local Environmental Plan 2011* and on the associated Heritage Map.

These Controls also apply to new development adjacent to or in the vicinity of the Menangle Landscape Conservation Area where Council consider there is a potential impact.

These controls apply to all new development requiring development approval from Council.

Submission Requirements for all new development

1. New development is not to have an adverse visual impact on the Menangle Landscape Conservation Area.
2. Significant development, including subdivisions, must be accompanied by a heritage impact statement that includes an analysis of the visual impact the development will have on the landscape conservation area.
3. Heritage impact for minor development should still be addressed in the Statement of Environmental Effects which forms part of any development application.

Vistas

4. Important view corridors and vistas should be protected.

Figure 1 below identifies some of the most significant view corridors which include:

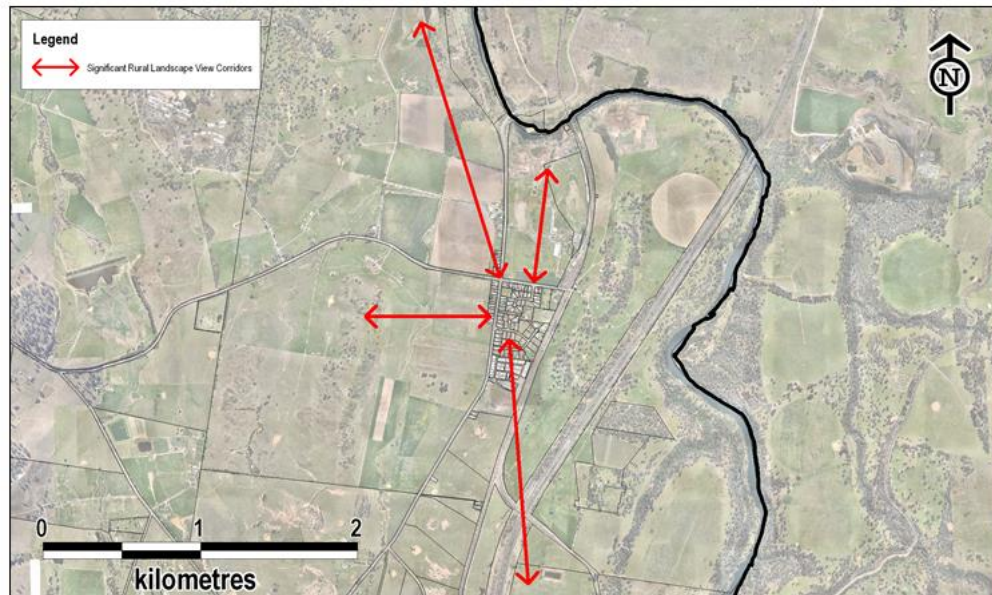
- North – Railway, Rotolactor, Central Creamery with grazing and cropping land,
- South – St James Hill to Gilbulla with grazing and cropping land,
- West – Mt Taurus with grazing and cropping land, and
- North West – Menangle Pond and Barrigal Lagoon with grazing and cropping land.
- Into and out of landscape conservation area

Subdivision of land

5. New roads and associated infrastructure must be carefully integrated into the landscape to ensure minimal impact on the vistas and views of the Menangle Landscape Conservation Area.
6. Development of residential zoned land, involving new roads, should be separated from rural land with perimeter roads.
7. Power lines should be located below ground wherever possible.

8. New subdivisions resulting in more than two (2) lots must be accompanied by a detailed landscape plan to demonstrate that new development will be set in a landscape.

Figure 1 – Significant Rural Landscape View Corridors



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New Development

Note: Part 5 in this volume also applies to any new development in a heritage conservation area which includes the Menangle Landscape Conservation Area.

9. New buildings and structures are to be located so that they are not visually intrusive.
10. New residential development, including additions and alterations, are required to meet the controls for the Menangle Heritage Conservation Area contained in Part 6, Section 6.3 of this volume.

Note: Section 6.3 provides controls for the Menangle Conservation Area which includes Menangle Village.

11. **Height and scale** – New buildings should have minimal impact on the place's heritage significance and not overwhelm in bulk, mass or scale. New development must reflect the existing scale (building height, bulk, density and massing) of the Menangle Conservation Area. The impact of development that is of an inappropriate scale cannot be compensated for by building form, design or detailing.
12. **View corridors** – must be retained to and from significant features within the conservation area.

13. **Architectural style and form** – must respect the materials of the best examples of heritage buildings in the existing conservation area/precinct.
14. **Siting** – must respect existing patterns of building setbacks from property boundaries which contribute to the harmony of streetscapes in the conservation area.
15. Dense screening with fast growing conifers is not permitted.
16. Large sheds are not permitted in visually prominent locations.
17. Sheds, particularly those that are visually prominent, should be in a traditional design and use complementary external finishes.
18. New roads or driveways must follow the contours of the landscape with minimal cut and fill (rather than intersecting the contour).
19. Earthworks including cut and/or fill must be minimized in order to retain the natural contours of the lot.

Fencing

20. For rural zoned land fencing visible from public areas must be see-through rural style fencing (post and rail, wire) to a maximum height of 1200mm along street frontages.
21. For residential zoned land, front fences must be see-through (minimum 50% transparent) and maximum height of 1200mm. New and replacement front fences must not obscure building facades. High solid fences are not permitted.
22. For residential zoned land, side or rear fences adjoining public land or visible from public areas must be see-through rural style fencing with a high ration of voids to solids (e.g. rural-style post and wire fencing) to a maximum height 1400mm. Hedges may be used for additional privacy.
23. For residential zoned land, internal boundary fences including those between lots must be consistent with the requirements for fences adjoining public land in control no. 22 above **OR** be stone or timber paling construction to a maximum height of 1500mm not extending forward of the building line. Solid fences such as metal panel/sheet types are not permitted.