



## **Menangle Community Association**

*Care, Honour, Heritage*

**“Menangle is too important to lose! Once it’s gone – IT’S GONE!” – Maurice Blackwood**

Secretary to the Menangle Community Association  
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Dear Sirs,

In response to the Greater Macarthur Land Release Investigation consultation update, the Menangle Community Association would like to make a submission as follows.

We understand that development is necessary, and we were pleased to read that due respect has been given to issues that are very important to us, namely the preservation of the agricultural lands and heritage, endangered ecological communities, thorough investigation of flood areas, long wall mining, coals seam gas etc. We maintain that boundaries should remain symbolic of rural living and maintain separation of green space. We can see that you have excluded Menangle from the main development area and we agree with this.

Regarding the Station Street Menangle Planning Proposal, we understand that you are not the consent authority, however, we believe you are in the unique position of being able to form an opinion as to how the planning proposal fits in from a regional point of view, assessing the cumulative ramifications, rather than in isolation as the JRPP and the local council inevitably have to do.



It is in this regard that we would like to draw your attention to some contradictions between your proposals and the current re-zoning application that is before the JRPP which relates to land north and east of Station Street Menangle.

Our key concerns are:

1. You state that you are against the concept of urban sprawl. The approval of 350 houses to be built in Menangle, a landscape conservation area, and less than a kilometer from 3,300 houses at Menangle Park, directly contravenes your stated objectives to maintain rural character and green space, as it will just continue the site line of development from Menangle Park to Mount Gilead, without providing an adequate green buffer.
2. The current application rezones land from RU1 primary production to residential in a 1:100 year flood zone. This is against your stated objectives and defies commonsense.
3. The current application does not take into account the critically endangered ecological communities. This is against your stated objectives.
4. The proposal includes a sewage treatment plant and power station within the 1:100 year flood zone and landscape conservation area. This is not necessary when Menangle Park treatment plant will be built and power upgraded within a few years.
5. Multiple issues around coals seam gas and long wall mining are still not resolved.
6. You have stated that "the necessary improvements to infrastructure in the region will not be funded by Government" - the current Station Street plan makes no provision or financial allowance for vital infrastructure development.

The Menangle Community Association therefore respectfully requests that you put a moratorium on ANY re-zoning within Menangle for the foreseeable future as given all the important principles in your document, and the quantity of housing in the vicinity already planned for, it is premature if not totally unnecessary.

There are two additional matters raised in the Land Release Investigation that are also a cause for concern in the community:

1. That a submission by Flow Systems have requested that Menangle and surrounds (including Gilbulla) to be included in the growth plan (pg 27).



We would like to make you aware that, to the best of our knowledge, landowners were not consulted nor consented to this request. We would ask that this be checked and noted.

2. We also believe it is not necessary to be commenting at this stage on plans for post-2036 as this should be considered closer to that time. For now, we therefore request that the discussion of Appin West be removed from this document.

Thank for the opportunity of making a submission, it is appreciated.

Yours faithfully

Lesley Traverso  
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