



MULPHA MENANGLE

MOUNT TAURUS PLANNING PROPOSAL
AND CONCEPT MASTER PLAN

MAY 2022 INFORMATION SESSIONS

urbantalk.com.au



Introductions

Mulpha Menangle (The Proponent)

Tim Spencer

Andrew Nichols

Michael Watt

Lila Malmberg

Hatch Roberts Day

Sam George

Ayeh Haji

Distinctive

Dean Boone

Calibre Group

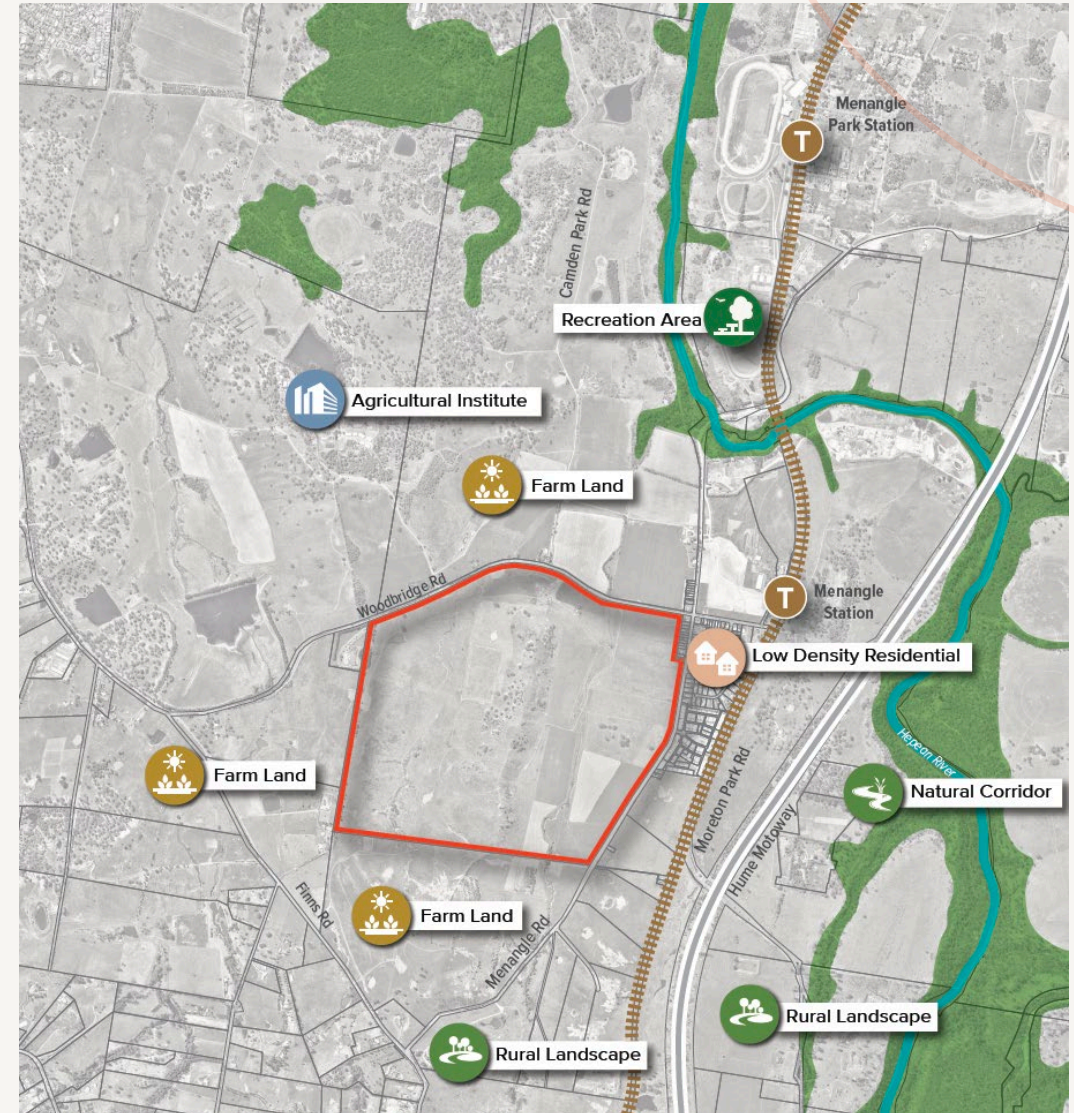
Basem Hamden

Urbis

Bruce Colman

The Mount Taurus Site

- 65 Woodbridge Road, Menangle
- 229.5 hectares
- Legal description Lot 100 in DP 1276755
- Zoned RU1 Primary Production under WLEP 2011
- Mount Taurus north south ridgeline is a local landmark



Project Status

- 22 April 2022 Mulpha Menangle lodges the Planning Proposal with Wollondilly Shire Council.
- The Planning Proposal comprises:
 1. A Concept Master Plan that establishes the land uses, landscape and built form vision for the site.
 2. A written report supported by technical reports that indicates the proposed amendments to the WLEP 2011.
 3. Site specific Development Control Plan.
- Council is now considering whether it supports the Planning Proposal proceeding.
- To help make this decision Council places the Planning Proposal on public exhibition for 28 days between 4 May and 1 June 2022. **WE ARE HERE**

The Purpose of the Information Sessions

- The Planning Proposal is very technical and is supported by over 20 investigative reports.
- Sessions are intended to help the community understand Mulpha Menangle's Plans while they are on public exhibition.
- Our sessions are part of Mulpha Menangle's ongoing dialogue with the community.
- Mulpha Menangle is committed to working hand in hand with the community.



Agenda

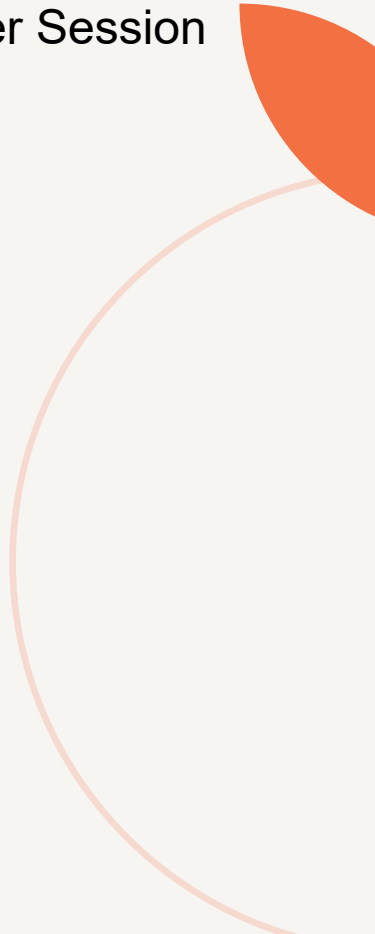
Part 1 (40 minutes)

Project Presentation

- Introducing Mulpha Menangle
- Project Approach
- The Mount Taurus Vision
- Explanation of the Concept Master Plan
- Amendments proposed by the Planning Proposal

Part 2 (40 minutes)

- Facilitated Question and Answer Session



Guidelines

- Remember to switch off mobile phones.
- The session will be 90 minutes in duration.
- No questions please during the Part 1 Project Presentation- we will 'mute' participants at this time.
- Respect the views of others even if you may not always agree.
- We will answer questions in the order in which they are asked. If we run out of time you can submit your questions to me up to 24 hours after the event and I will coordinate responses.
- Questions can be asked by clicking the "Q&A" button at the bottom of your screen and typing your query.
- The webinar is being recorded and we will upload it onto the Mount Taurus Project Listing on the UrbanTalk website.
- Questions unable to be answered will be taken on notice.
- This is an information session that is being run voluntarily.

PART 1 PROJECT PRESENTATION

LILA MALMBERG
DEVELOPMENT MANAGER, MULPHA AUSTRALIA



Introducing Mulpha Menangle



- Joint venture between the current landowner and Mulpha Australia.
- We share an undeniable passion for this project and respect for Menangle's rural heritage and natural landscape.
- Our values and our approach to authenticity and legacy align.
- Our synergy is a union of local knowledge and proven development experience.

Introducing Mulpha Australia

- Over 30 years in Australia
- Total assets of more than AU\$1.9 billion
- Our projects are our legacy-
 - Sanctuary Cove, Norwest Business Park, Bella Vista, Hayman Island.
- We don't walk away after construction, we see ourselves as a community partner, consistently investing in our communities to ensure they are resilient, sustainable and evolving.



Why Mount Taurus?

- A site carefully selected.
- The land is beautiful and unique.
- Strategic location.
- Agricultural land in transition - its future must be carefully managed to respect its rural lifestyle and landscape.
- Strong embodiment of colonial, Aboriginal and natural histories.



Strategic Planning Context

- Close to:
 - The Macarthur Growth Corridor
 - Outer Sydney Orbital
 - Western Sydney Aerotropolis
 - Hume Highway M31
 - Rail line and Menangle Station
- Planned regional water and sewer infrastructure.
- Consistent with Wollondilly Shire Council housing, tourism and community development initiatives.
- Consistent with the objectives of Wollondilly Council Local Housing Strategy.



Our Approach

- We assembled a multi-disciplinary design team with extensive experience in planning, urban and landscape design, infrastructure delivery and community needs
- Extensive site investigations to understand the environmental character of the land and its context.
- We have liaised with Wollondilly Council to understand their concerns. We know our vision was not anticipated for Menangle.
- We are committed to delivering a project that aligns with the community's aspirations - consultation is part of the project DNA.



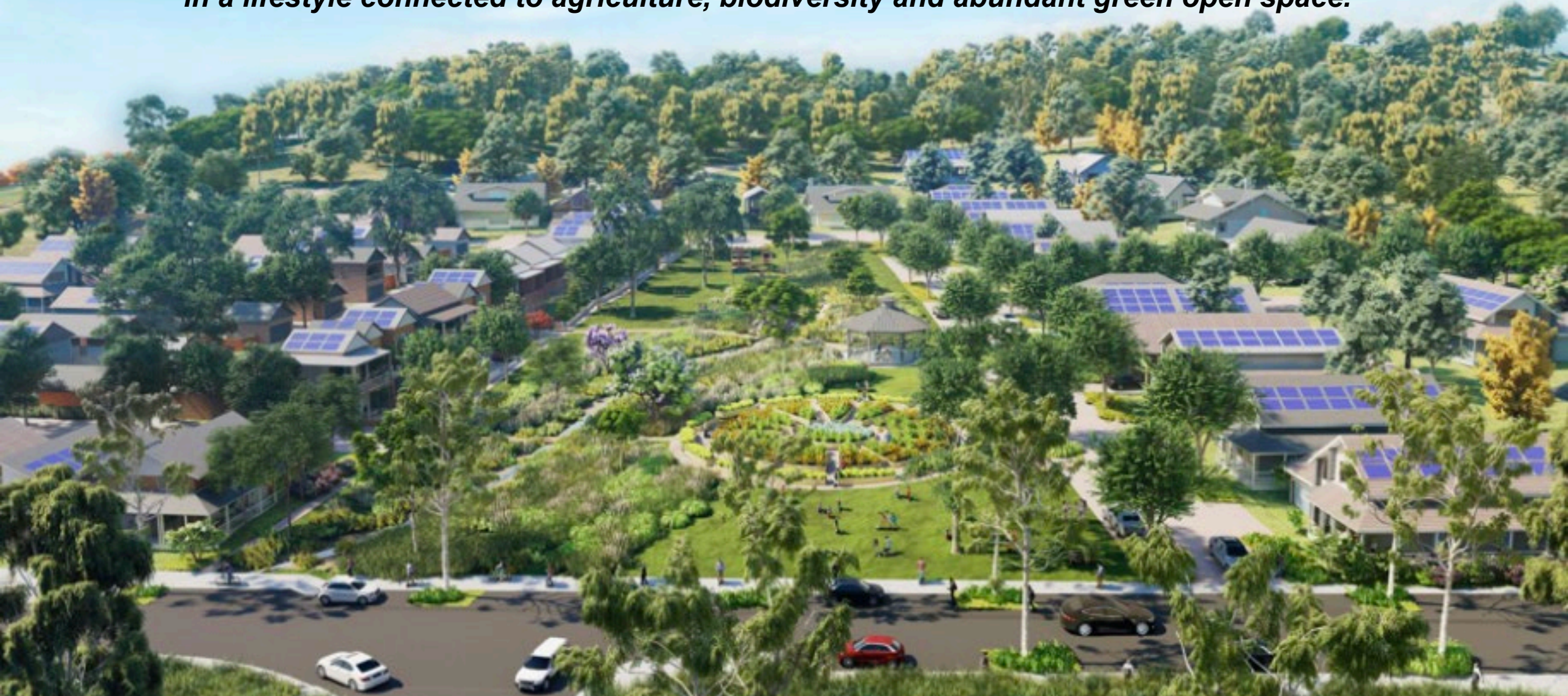
Our Aspirations

- We want to preserve and restore the natural landscape and ecology.
- We know Mount Taurus had to be an extension of the Menangle Village, socially and physically connected.
- We want a holistic approach supported by investment in community, education and tourism infrastructure.
- We want to pioneer a new rural living model that could be replicated across Australia.
- We want to celebrate Menangle's agricultural heritage and rural village character.
- We want to deliver sustainable living.



Our Vision for Mount Taurus

“Pioneering residential rural living integrated with employment, tourism and education that is based in a lifestyle connected to agriculture, biodiversity and abundant green open space.”



MOUNT TAURUS CONCEPT MASTER PLAN EXPLANATION

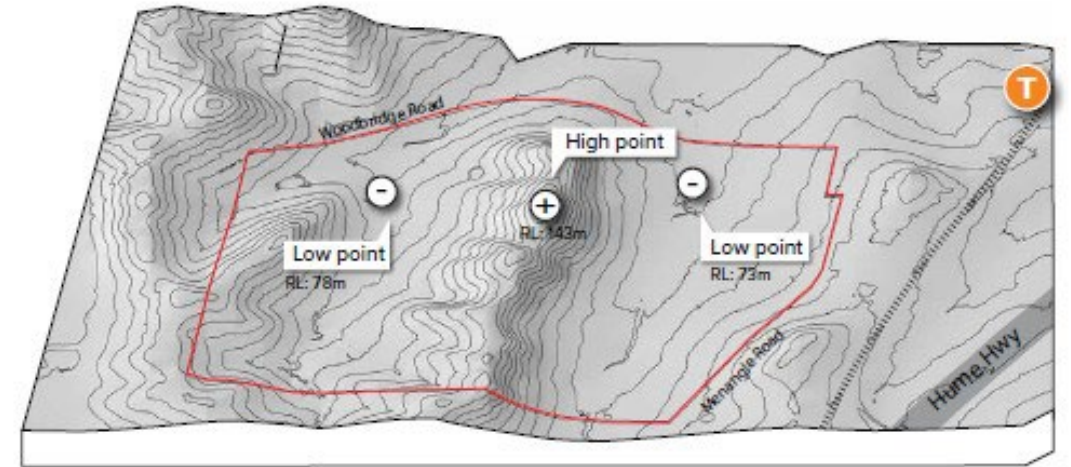
HATCH ROBERTS DAY
DISTINCTIVE
CALIBRE GROUP

- Site analysis
- Master Plan Design
- Sustainability
- Infrastructure



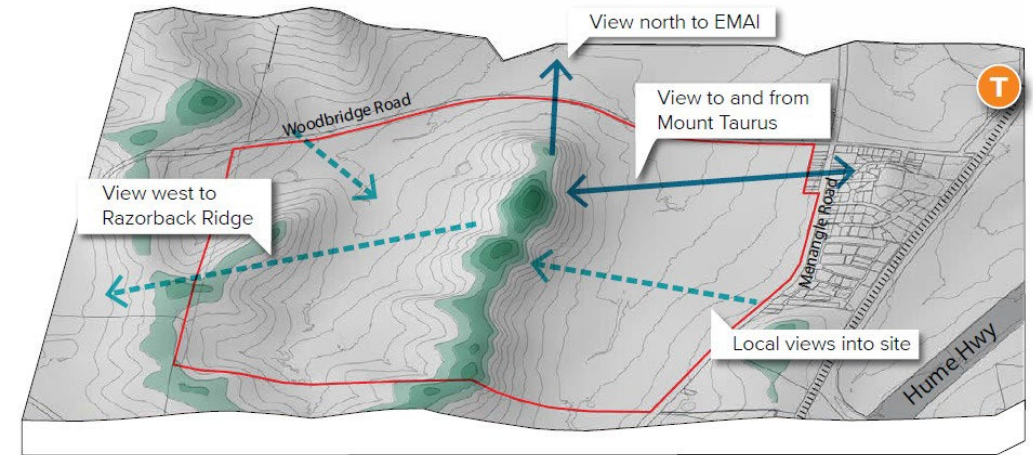
Site Analysis - Topography

- 71 metre height difference between highest and lowest points.
- North-south Mount Taurus ridgeline defining feature and local landmark
- Two waterways



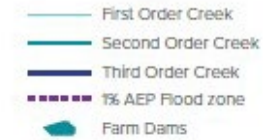
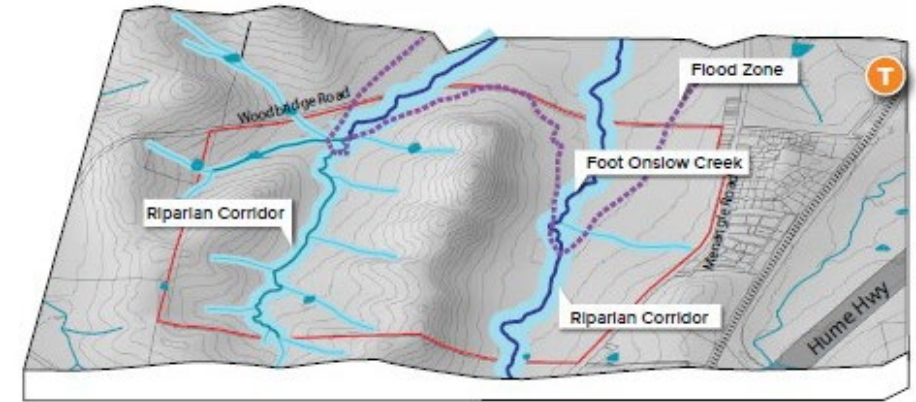
Site Analysis - Views

- The locality enjoys district views to Mount Taurus particularly from Menangle Road and Woodbridge Road.
- Panoramic views are enjoyed from the ridgeline
- As the site is in private ownership access to the views from the site outwards is currently restricted.



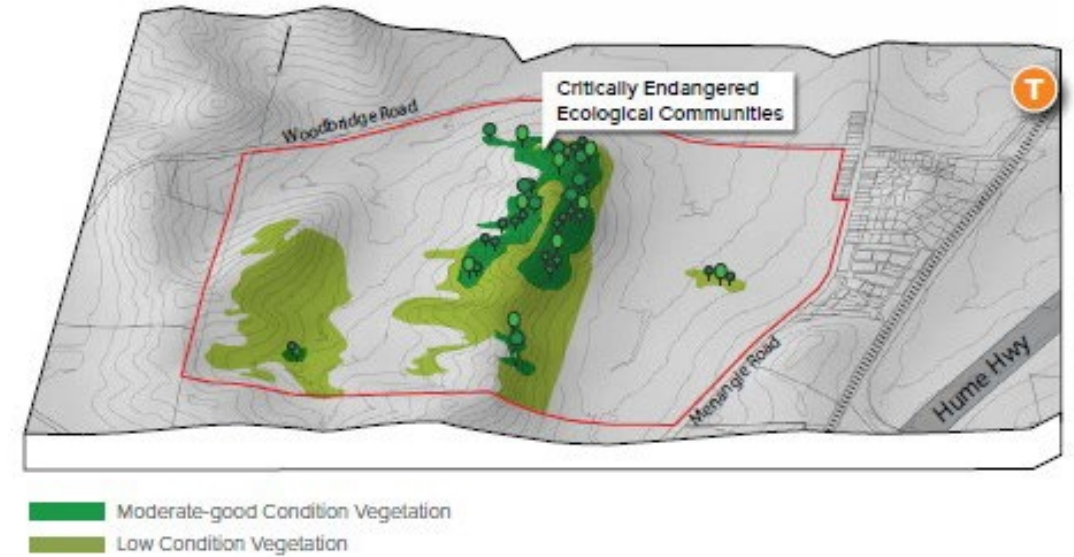
SITE ANALYSIS - HYDROLOGY

- Two watercourses run north south either side of Mount Taurus.
- Opportunity to enhance and restore ecology of these riparian corridors and integrate into a regional open space network.
- Some areas in the northern part of the site are flood prone.



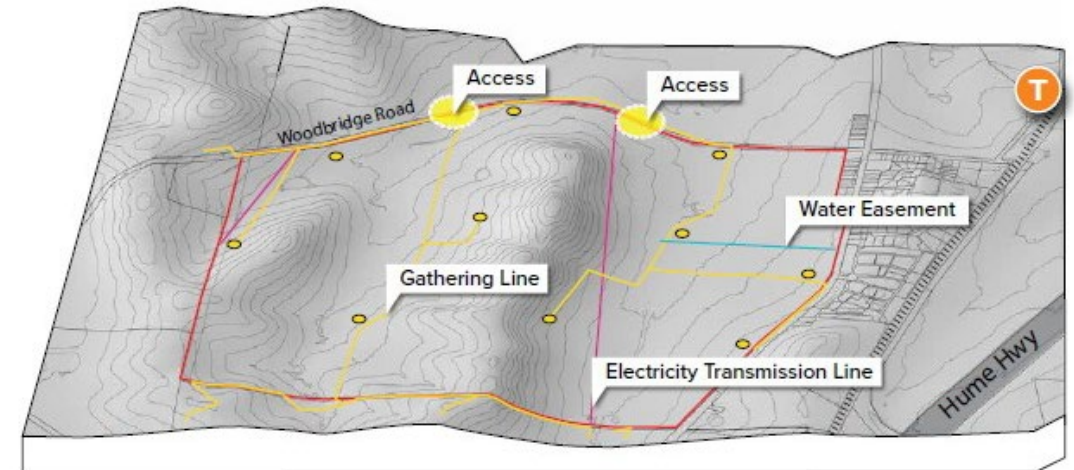
Site Analysis - Ecology

- Major part of the site comprises cleared agricultural grazing land with pockets of endangered Cumberland Plain woodland.
- Opportunity to restore and enhance moderate – good woodland ecology.



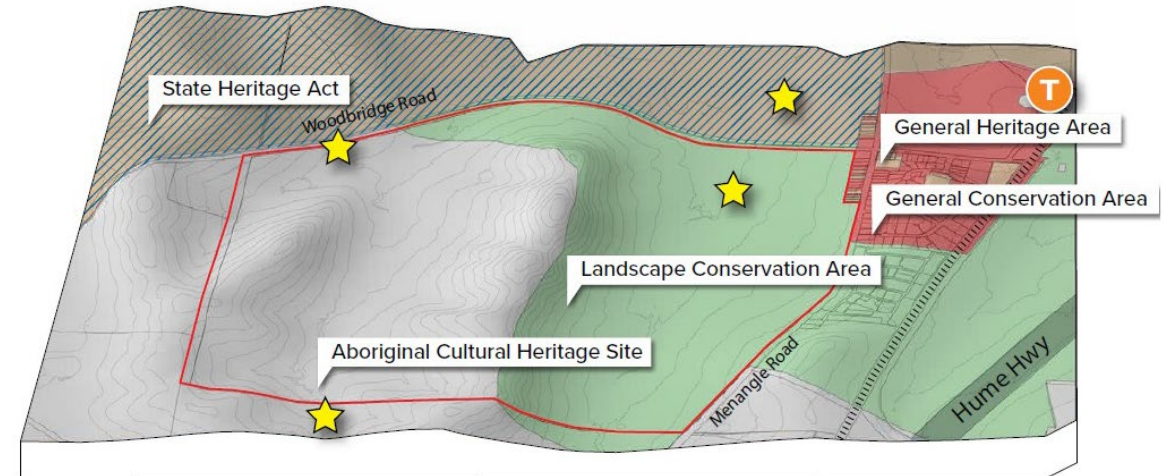
Site Analysis - Infrastructure

- Electricity transmission lines run north – south opportunity to place underground.
- Site capable of servicing by water and sewer in the future.
- Gas wells currently active on site due for removal and remediation in 2023.

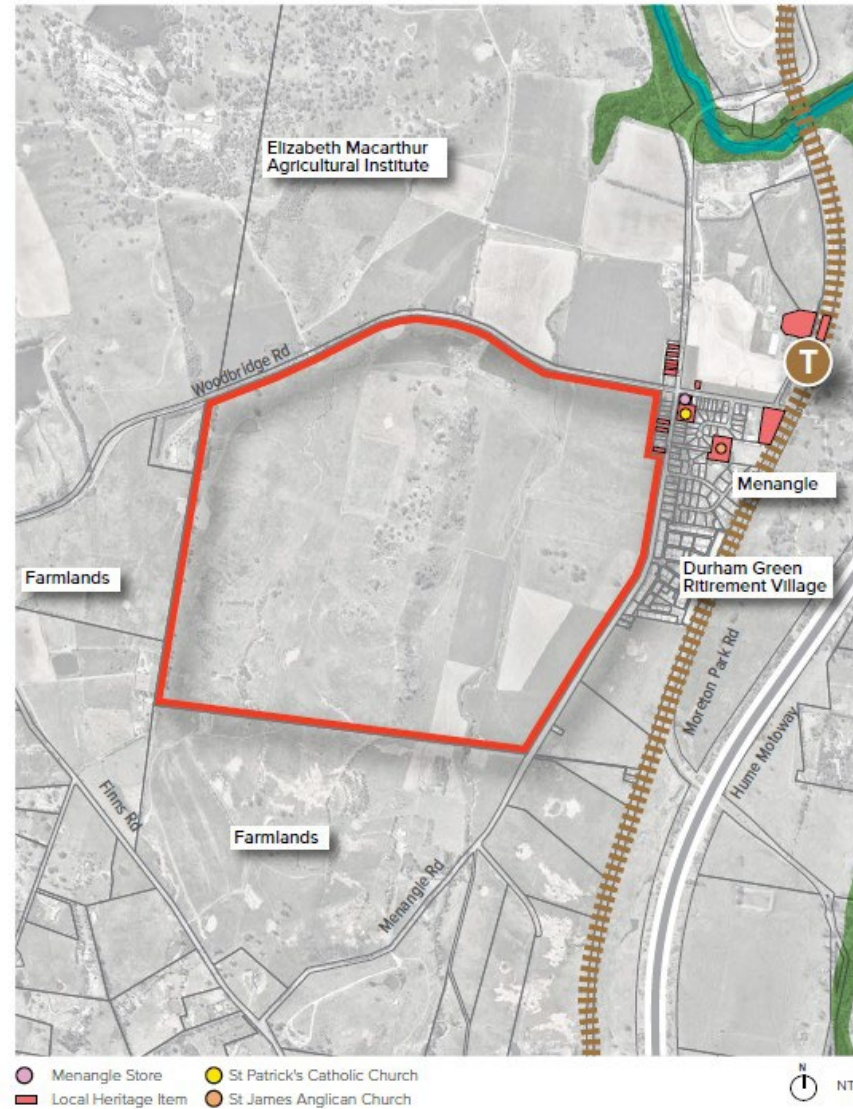


Site Analysis - Heritage

- Desire to Design to Country
- Eastern side of Mount Taurus identified as a Landscape Conservation Area under WLEP 2011.
- Menangle Village to the north is recognised as a General Conservation Area with individual items of local heritage significance.
- Elizabeth Macarthur Agricultural institute to the north forms part of the Camden Park Estate.



Site Analysis - Edges And Interfaces



THE CONCEPT MASTER PLAN



- ① Village Centre
- ② Village Green
- ③ Market Garden
- ④ K-12 School
- ⑤ Riparian Corridor
- ⑥ Residential Cluster
- ⑦ Orchard
- ⑧ Tourism Site
- ⑨ Local Park
- ⑩ Mount Taurus
- ⊕ Full access intersection
- ⊖ Left-in left-out access

0m 50 100 150 200 250









Master Plan Design - Village Centre Extension

- Menangle Village centre extended along a new boulevard off Woodbridge Road aligned with local shops and businesses, cafes, restaurants.
- A new community Village Green at the heart of the Village Centre.
- 4,500 sqm GFA retail which can cater for neighbourhood shops and small supermarket.
- 3,825 sqm GFA commercial / office allowing local businesses to set up in Menangle.
- 2-3 storey shop top housing, and 2 storey townhouses and seniors living being proposed.



Master Plan Design - Village Centre Extension

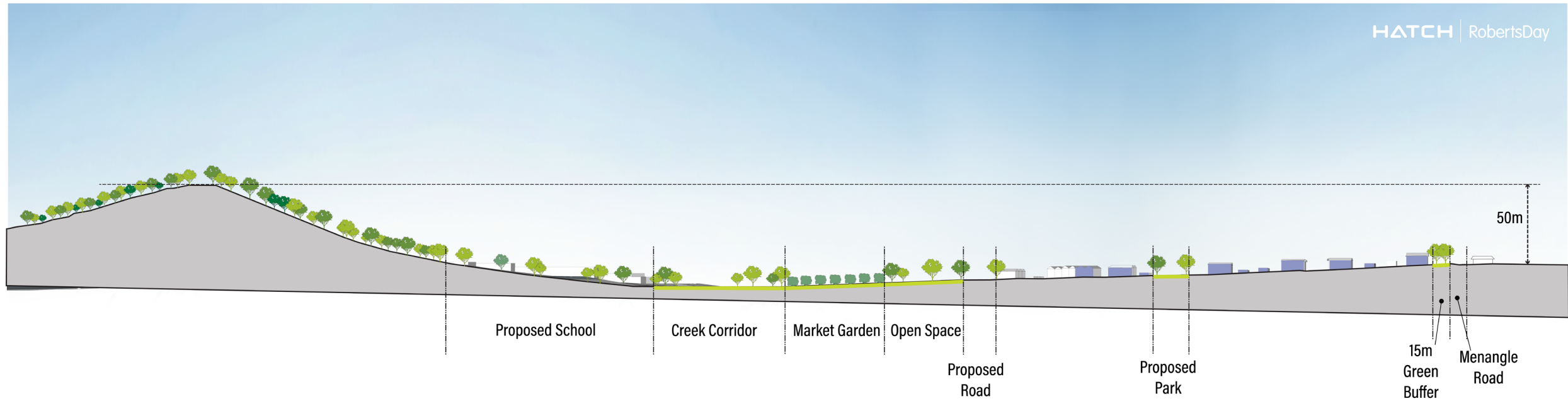
Indicative
village centre
layout

- ① Village Green
- ② Market Garden
- ③ Farm Shed
- ④ Waste and water recycling plant
- ⑤ Greenhouse
- ⑥ Supermarket
- ⑦ Retail/
Commercial
- ⑧ Shop-top
housing
- ⑨ Live-work
townhouses



Master Plan Design - Village Centre Extension

HATCH | RobertsDay



Master Plan Design - Residential Clusters

- Not a conventional suburban street and housing layout.
- We propose a unique series of discrete residential clusters.
- Each cluster is centred on a local park (4000-6000sqm).
- Each cluster is separated from one another by green landscape corridors.



Housing type	Potential Yield
Shop-top housing (average 100sqm)	60
Small lots (average 120sqm)	726
Cottage lots (average 300sqm)	353
Traditional lots (average 500sqm)	493
Large lots (average 1,000sqm)	180
Rural lifestyle (average 2,000sqm)	44
Total	1,856 dwellings

Master Plan Design - Residential Clusters

Indicative residential cluster design

- ① Local Park
- ② Townhouse lots (<400sqm)
- ③ Traditional lots (450-600sqm)
- ④ Large lots (1,000 sqm+)
- ⑤ Shared streets
- ⑥ Laneways
- ⑦ Pedestrian links
- ⑧ Green links



Master Plan Design - Housing Diversity

- The housing configuration of each cluster supports a multi-generational community.
- Smaller townhouse lots front the park and transition to larger lot sizes towards the edge of each cluster.
- Large lots of around 1000 square metres and rural lifestyle lots over 2000 square metres are always placed around the perimeter of each cluster, providing a sensitive transition to adjacent rural land.
- On completion, the Master Plan would deliver approximately 1,856 dwellings across the 229.5 hectare site (Approx 30%).

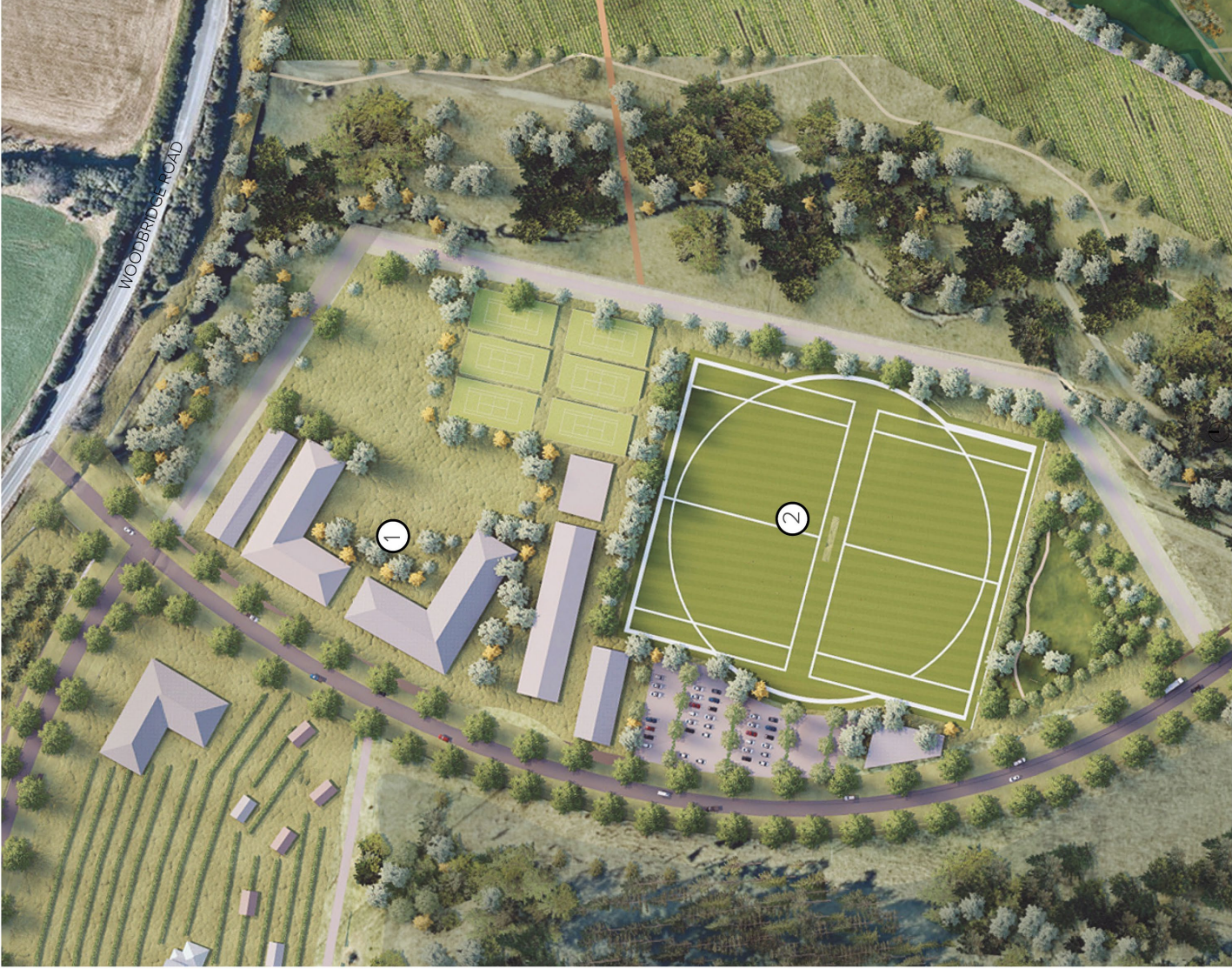


Master Plan Design - Education

- Approx 6.26 hectares set aside to accommodate an education campus catering for a 1000 student K-12 school and potentially tertiary education facilities.
- A full sized sports oval suitable for all codes of football and multi-purpose sports courts are also provided.
- Proposed education facilities will service the needs of the existing and future Menangle community and the broader catchment.



Master Plan Design- Education



② Sportsground

① K-12 School

Master Plan Design- Education



Master Plan Design - Tourism

- Land set aside for eco-tourism precinct in the northern part of the site adjacent.
- Location retains views to and from Mount Taurus.
- The tourism offer could promote agriculture, connection to local heritage, ecological conservation or health and wellness.
- An orchard and ornamental vineyard is proposed to provide a quintessential rural setting at the Woodbridge Road frontage.
- The adaptive reuse of the existing dairy farm shed will further enhance the existing rural scenery.



Master Plan Design- Tourism



- ① Function Venue
- ② Eco cabins
- ③ Retained farmsheds
- ④ Orchard
- ⑤ Vineyard
- ⑥ Mount Taurus

Master Plan Design - Open Space

The Master Plan establishes an efficient public open space a hierarchy of open spaces with:

- Sporting facilities planned in the education campus.
- Village Green, within the heart of the Village Centre
- 7 hectares of local parks across 12 clusters that form the heart of each residential cluster;
- 16.8 hectares of green links that separate and connect each cluster and provide walking and cycling trails to key areas of interest and activity.
- 110 hectares of other natural open space



Master Plan Design - Open Space



- | | | |
|---|---|--|
|  Village Green |  Sportsground |  Green Links |
|  Local Parks |  Riparian Corridor |  Mount Taurus |

NTS 

Master Plan Design – Walking and Cycling



Pedestrian + Cycle Path
or Shared Path

Shared Zones
(pedestrian and cycle priority)

Pedestrian Paths

NTS 

Master Plan Design - Landscape and Ecology

- Celebrates Mount Taurus.
- Delivers approximately 110 hectares of open space.
- Watercourses will be restored and revegetated as natural riparian corridors with a desire to include cycling and walking networks.



Master Plan Design - Agriculture

- Sustainable local food production through local, community, social and commercial urban agriculture opportunities.
- 4.8 ha market garden with high tech 3000 square metre commercial greenhouse, farm sheds and packing facilities.
- Potential for weekend farmers market and farm to fork eateries.
- Boutique orchards and an ornamental vineyard provide a picturesque rural backdrop.
- The network of local parks can incorporate community gardens.



Master Plan Design - Agriculture



- Market Garden
- Greenhouse
- Orchard
- Community Gardens

NTS 

Master Plan Design - Streets

- 6 new intersections with Menangle Road and Woodbridge Road proposed.
- Green links between the residential clusters for walking and cycling trails is proposed.
- The proposed Mount Taurus Development Control Plan that forms part of the Planning Proposal establishes design principles for all road types which include:
 - Entry boulevards;
 - Village centre streets;
 - Riparian corridor local roads;
 - Residential streets; and
 - Laneways.



- Entry Boulevard (Collector)
- Riparian Corridor (Local)
- Residential Street (Shared Zone)
- Village Centre Street
- Laneway
- Full access intersection
- Left-in left-out intersection

NTS 

Traffic and Parking

- The traffic assessment indicates the Master Plan may generate approximately 1,850 and 1,800 vehicle trips in the AM and PM peak hours, respectively.
- The Master Plan provides a total of 2,386 parking spaces across the site, with 286 dedicated to servicing the extended Village Centre.
- The parking requirements for the site have been calculated in accordance with the Wollondilly DCP 2016.

Master Plan Design - Bushfire Management

- To minimise bushfire risk, a 12 metre Asset Protection Zone is provided at the perimeter of each cluster and where required elsewhere.
- Where required a Rural Fire Service compliant Bushfire Access Road is provided.
- The access roads are to be constructed of compacted gravel to complement the rural character, and will also act as walking/cycling trails.



Master Plan Design – Bushfire Management



12m APZ + fire trail

NTS 

Local Employment

- The Housing Needs and Economic Impact Report prepared by Atlas Economics anticipates a total of 741 new local jobs will be created.
- These are in addition to the 6,505 jobs that will flow from construction.

MASTER PLAN LOCAL JOB CREATION

Employment Sector	Job Creation
Hospitality and events	15
Agri-business	40
Commercial Office	192
Education	99
Retail	150
Tourism	49
Indirect	196
TOTAL	741

Infrastructure And Sustainable Design

Recycled Water Treatment Plant:

- Sewerage discharged to recycled water treatment plant
- Recycled water to residential, commercial, retail and open space areas
- Organic by-product to be used as fertiliser



Infrastructure And Sustainable Design

Potable Water:

- Sydney Water Narellan Reservoir via existing & new infrastructure

Organic Waste:

- Centralised anaerobic digester

Electricity:

- Endeavour Energy Menangle Park Zone Substation via existing and new infrastructure
- Modern solar PV panels and battery storage
- High-performance smart building technologies



Infrastructure And Sustainable Design

Stormwater:

- Stormwater runoff conveyed downstream in stormwater pipes, vegetated channels/waterways, water quality basins and water detention basins.
- No Afflux flooding upstream or downstream in all storm events
- Water Sensitive Urban Design (WSUD)
- Smart adoption of modern civil construction techniques and materials
- Retention and rehabilitated of waterways and passive open space with native plant species



Infrastructure And Sustainable Design

Roads:

- Woodbridge Road upgrade
- Menangle Road completion
- ESD for internal road network

Site Topology and Regrading:

- Maintain existing topography and characteristics of the site

The Planning Proposal

BRUCE COLEMAN
DIRECTOR, URBIS



What Is The Planning Proposal?

3 key documents comprise the Planning Proposal:

1. The Concept Master Plan.
2. The Planning Proposal report that documents:
 - Amendments to the Wollondilly Local Environmental Plan 2011 that applies to the site
 - Justification for the amendments against state, regional and local planning policies
 - Technical reports that document the range of investigations undertaken
3. A site specific Development Control Plan (DCP) that introduces more detailed design controls.

What Is The Planning Proposal?

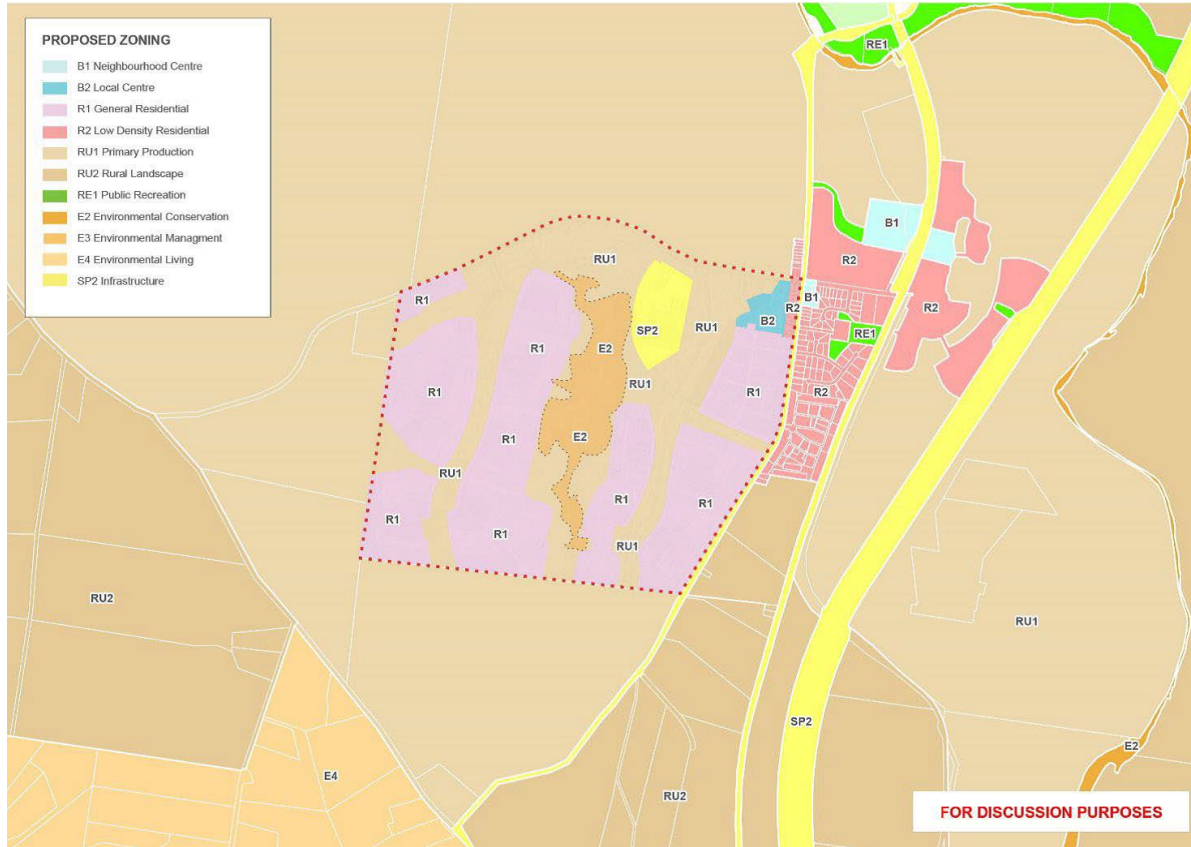
The Planning Proposal includes the following technical reports that form appendices A to Z:

- Appendix A Concept Master Plan
- Appendix B Urban Design Report
- Appendix C Draft Site-Specific Development Control Plan
- Appendix D Housing Market Needs and Economic Impact Assessment
- Appendix E Demographic, Social Infrastructure and Community Needs Assessment
- Appendix F Communications and Engagement Strategy
- Appendix G Retail Demand Analysis
- Appendix H Landscape Master Plan and Landscape Architecture Philosophy Report
- Appendix I Preliminary Geotechnical and Salinity Assessment
- Appendix J Preliminary Site Investigation (Contamination)
- Appendix K Aboriginal Archaeology Survey Report
- Appendix L Historical Archaeological Assessment
- Appendix M Heritage Opportunities and Constraints Analysis
- Appendix N Watercycle Management Report
- Appendix O Biodiversity and Riparian Assessment
- Appendix P Sustainability Assessment
- Appendix Q Agricultural Assessment
- Appendix R Strategic Bushfire Study
- Appendix S Infrastructure Servicing Strategy
- Appendix T Traffic, Transport and Access Assessment
- Appendix U Noise and Vibration Impact Assessment
- Appendix V Mining Subsidence
- Appendix W Planning Proposal Pre-Lodgement Meeting Minutes and Response
- Appendix X Infrastructure Delivery Plan
- Appendix Y Community Consultation Engagement Report
- Appendix Z Operational Odour Impact Assessment

What Is The Planning Proposal?

- The amendments to the WLEP 2011 will enable the land uses proposed by the Concept Master Plan to be realised on site. Future Development Applications and detailed design will need to follow before any construction commences.
- The site is presently zoned RU1 Primary Production under the WLEP 2011.
- The Planning Proposal introduces new land use zones, height, floor space ratio, minimum lot size controls and proposes changes to the Landscape Conservation Area.

Proposed Amendment To Land Use Zones



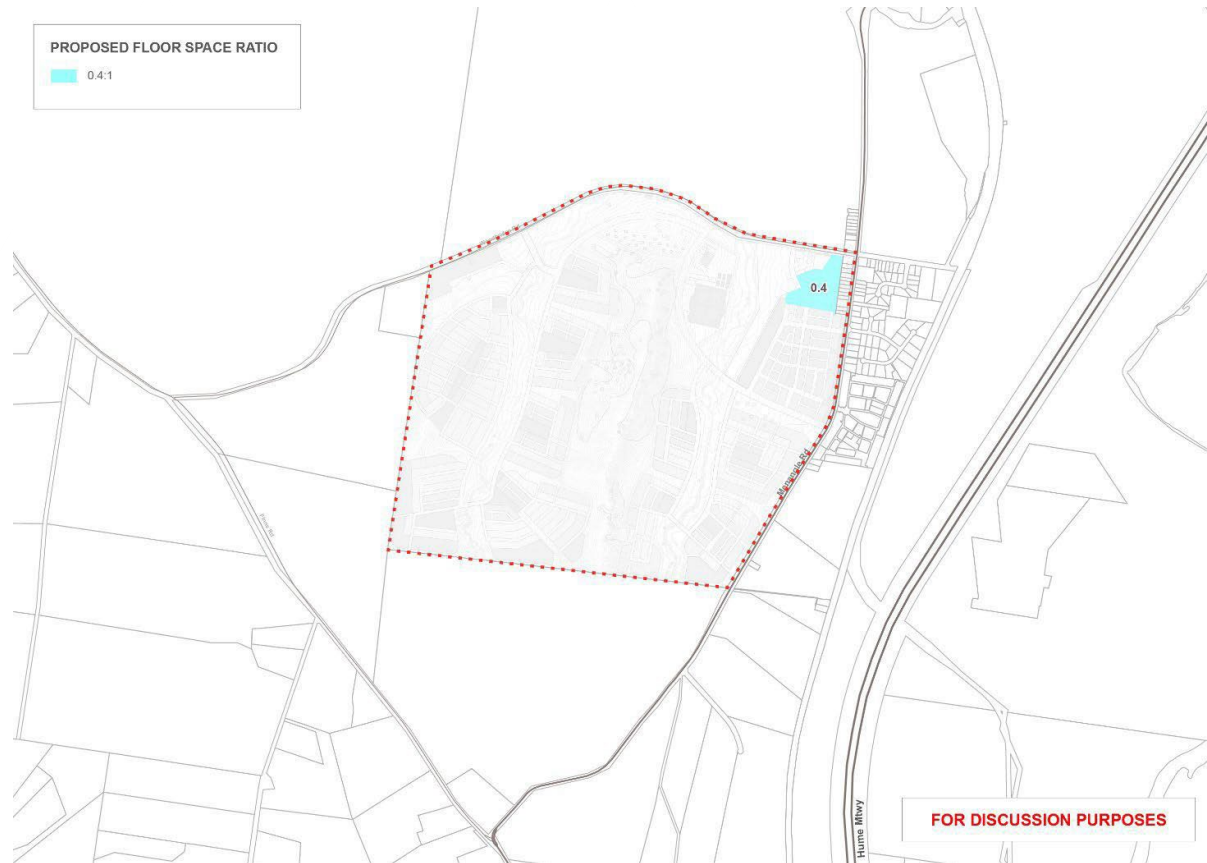
- Currently RU1 Primary Production
- Proposed New Land Use Zones:
 - E2 Environmental Conservation
 - R1 General Residential
 - B2 Local Centre
 - SP2 Infrastructure (Education)
- RU1 retained in certain areas.

Proposed Amendment to Height Control



- No height control currently
- Proposed heights:
 - 9m for low-density uses allows for 2 storey height.
 - 13m for medium density residential allows for 3 storey height.
 - 16m for shop top housing in Village Centre allows for 3-4 storey height.

Proposed Floor Space Ratio Control



- Only applies to the Village Centre extension.
- An FSR of 0.4:1 is proposed.

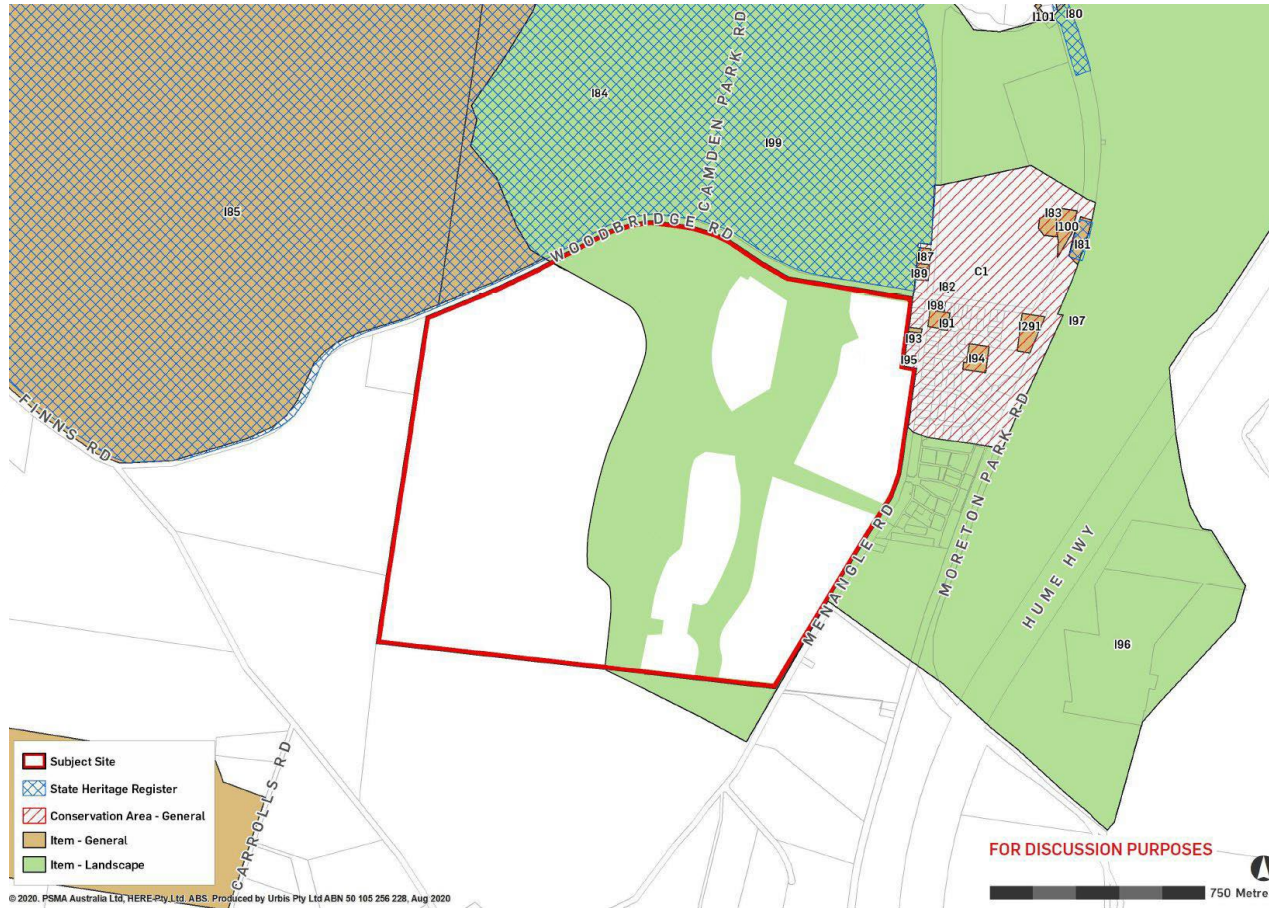
Proposed Minimum Lot Sizes



- Current lot size control is 100ha.
- Proposed lot sizes:
 - <450m²- Smaller lots
 - 450-900m²- Traditional detached dwellings
 - >900m²- Large lifestyle and rural living lots
- Range of lot sizes are anticipated in Residential Cluster design.

Housing type	Potential Yield
Shop-top housing (average 100sqm)	60
Small lots (average 120sqm)	726
Cottage lots (average 300sqm)	353
Traditional lots (average 500sqm)	493
Large lots (average 1,000sqm)	180
Rural lifestyle (average 2,000sqm)	44
Total	1,856 dwellings

Proposed Heritage Map Amendments



- Proposed change to Landscape Conservation Area.
- Reconfigured to allow for development area and extended west to protect the entire Mount Taurus Ridgeline.

The Planning Process

Pre-Lodgement

This stage involves identifying the development and identifying if changes are required to the land use zoning and development controls.



Prepare and Lodge the Planning Proposal **WE ARE HERE**



Gateway Determination

The NSW DPE assesses the Planning Proposal and issues a Gateway determination specifying if it should proceed.



Post-Gateway

The Gateway determination by Wollondilly Council and actions any required conditions prior to public exhibition.



Public Exhibition and Assessment



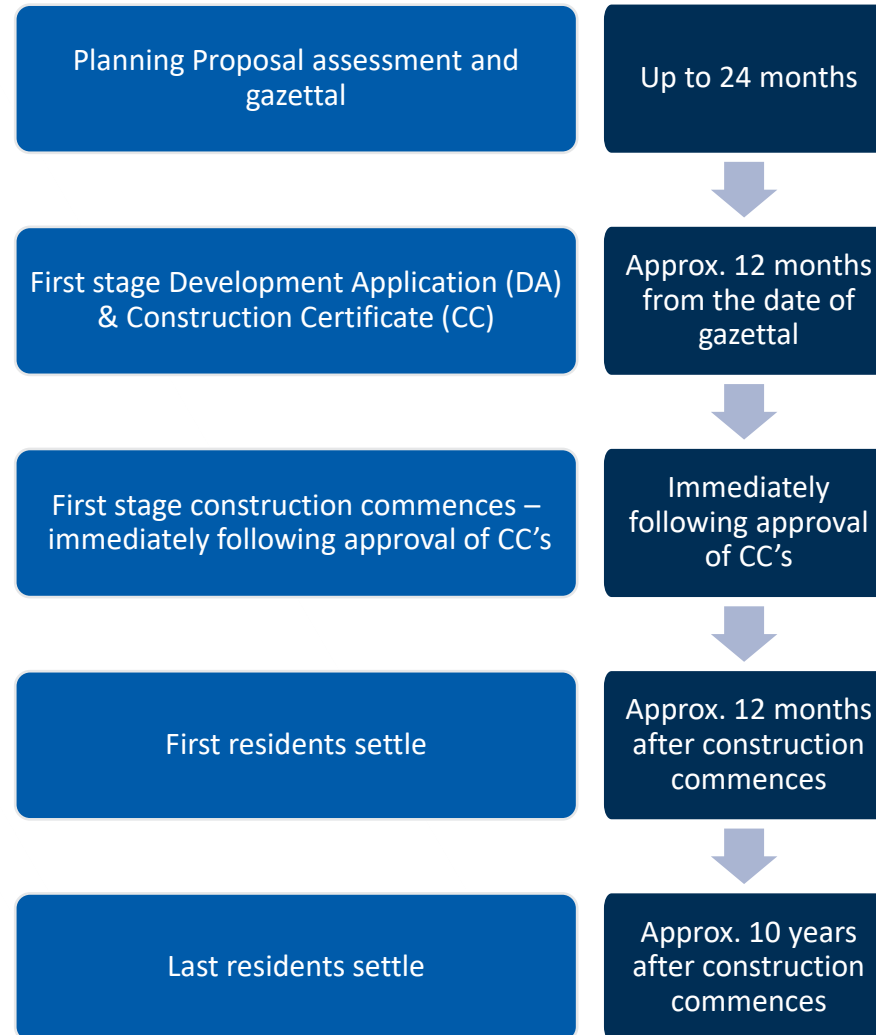
Making the LEP

Wollondilly Council undertakes its final assessment and, if supported, prepares the draft LEP. Once finalised, the LEP may be made, notified and come into effect.

Exhibition of the Planning Proposal

- Wollondilly Council is exhibiting the Planning Proposal for 28 days between 4 May and 1 June 2022.
- Council wants to gauge community attitudes to and support for the Planning Proposal.
- Any member of the community can make a submission during the exhibition.
- **SUBMISSIONS MUST BE MADE TO WOLLONDILLY COUNCIL NOT MULPHA MENANGLE OR URBANTALK**

Estimated Development Timeframe





Questions?





For more information:

www.urbantalk.com.au/projects/Mount-Taurus

1800 828 255

urbantalk.com.au

