

**Joint Regional Planning Panel
Pre-Gateway Review**

The Sydney West Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Date of Review:	28 August 2014	
Dept. Ref. No:	PGR_2014_CAMPB_001_00	
LGA:	Campbelltown	
LEP to be Amended:	Planning proposal to amend the Campbelltown Local Environmental Plan – District 8 (Central Hills) to permit a lawn cemetery	
Address / Location:	at 166-176 St Andrews Road, Varroville	
Summary of Proposal:	Site specific rezoning to permit a lawn cemetery as an additional permitted use on the site.	
Panel Chair:	Mary-Lynne Taylor	
Panel Members:	Paul Mitchell, Bruce McDonald, Paul Lake and Paul Hawker	
Reason for review:	☒	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	☐	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department and the relevant local government authority. Based on this review the JRPP recommends the following:

JRPP RECOMMENDATION:	X	The proposed planning proposal should be submitted for a Gateway determination
		The proposed instrument should not be submitted for a Gateway determination at this time. The Panel considers that before a decision to submit or not to submit for a Gateway determination is made the following matters nominated below need to be addressed.
Composition of Recommendation:	Unanimous	

JRPP Advice and Justification for Recommendation:

The panel has unanimously agreed that this application should be put forward for a gateway determination. The panel requires that, prior to exhibition:

1. The geological conditions of the site are investigated and it is confirmed that ground water protection can be achieved by reference to compliance with accepted standards for burial plots, such as those of the World Health Organisation.

2. Local area provisions be developed to secure the concept outlined in the master plan as well as providing particular measures to ensure preservation of the rural character of the east facing slope of the site, when viewed from the Campbelltown urban area.
3. ~~There is requirement~~ for an assessment of the capacity of the local roads and the need for any upgrading must be undertaken, having regard to the traffic generation patterns of a cemetery

Date of Recommendation: 28 August 2014

Signed by:



Mary-Lynne Taylor
Chair
Sydney West Joint Regional Planning Panel