

Varroville Cemetery - 166-176 St Andrews Rd, Varroville

Proposal Title : **Varroville Cemetery - 166-176 St Andrews Rd, Varroville**

Proposal Summary : **The proposal seeks to enable cemetery development by permitting "cemetery" as an additional permitted use for the site and retaining the existing zoning of the site.**

The proposal is located in Varroville and could potentially serve a large catchment including the south west region and the Sydney Metropolitan area as shown in the location map at Tag A.

The proposal will provide affordable, multi-denominational burial spaces whilst maintaining the site's landscape character, preserving significant trees and landform features and providing a safe context for colonial and non-colonial features. Tag B shows a concept plan for the site.

PP Number : **PP_2015_CAMPB_001_00**

Dop File No : **15/05696**

Proposal Details

Date Planning Proposal Received : **30-Mar-2015**

LGA covered : **Campbelltown**

Region : **Metro(Parra)**

RPA : **Sydney West Joint Regional Plan**

State Electorate : **MACQUARIE FIELDS**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **St Andrews Rd**

Suburb : **Varroville**

City : **Campbelltown**

Postcode : **2566**

Land Parcel : **166-176 St Andrews Rd, Varroville 2566**

Street :

Suburb :

City :

Postcode :

Land Parcel : **Lot B DP 370979, Lot 22 DP 564065, Lot 1 DP 218016**

DoP Planning Officer Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro South West subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	15

The NSW Government
Lobbyists Code of
Conduct has been
complied with : **Yes**

If No, comment : **At this point in time, to the best of the regional team's knowledge, the Department's Code of Practice in relation to communications with lobbyists has been complied with.**

Have there been
meetings or
communications with
registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting
Notes : **JOB NUMBERS**
It is projected that 68 direct and 101 indirect jobs will be created through the initial construction phase. During the operational phase the proposal is estimated to support 15 direct and 13 indirect jobs.

OVERVIEW

The site consists of 113.37 hectares of undulating farmland that is largely cleared with a heavily forested strip of bushland along the northern boundary. The majority of the site is zoned 7(d1) Environmental Protection (Scenic) with the narrow strip on the northern boundary zoned 6(c) Open Space (Regional) under Campbelltown Local Environmental Plan - District 8 (Central Hills Lands).

The proposal contributes to the orderly and strategic development of cemeteries to cater to projected regional and metropolitan demand for interment, in keeping with A Plan for Growing Sydney, the Draft South West Subregional Strategy and the advice provided by the NSW Department of Primary Industries.

The proposal will enable the future development of a multi-denominational cemetery on the subject site which would be operated by the Catholic Metropolitan Cemeteries Trust on behalf of the Crown. The project envisages a total of 136 000 burial places as well as areas for interment of ashes in the long -term. The proposal would be developed over 5 stages, with the final stage operational post 2099. As well as the use of a cemetery, the site would be designed as a community asset, having the appearance of passive open space, providing parks, walking tracks and lakes.

The design and layout of the development can be seen in the concept plan at Tag B as this plan demonstrates, the proposal will align with the rural character of the Council's "Scenic Hill's" area. It proposes limited built form with a predominantly park-like landscape design that will function as a parkland cemetery, park, sanctuary, sculpture park and open space and aim to maintain the visual character of the area.

The proposal is supported by nine studies; ranging from ecological assessment to bush-fire and transport assessment. The majority of these studies support the proposal, or, in the case of the transport and bush-fire protection, show how the proposal can meet future requirements.

The proposal was previously submitted to Campbelltown City Council. On 11 March 2014 the proposal was considered by Council who resolved not to support the planning proposal, due to concerns regarding compatibility with the rural scenic landscape of the Scenic Hills, traffic and heritage. Council's concerns are addressed in the section on "Strategic Assessment".

Given Council's refusal, the proponent submitted the proposal to the Department of Planning and Environment for a pre-Gateway review. On 28 August 2014, the Sydney West Joint Regional Planning Panel (the Panel) considered the request for a pre-Gateway review and unanimously recommended that the proposal has merit and should proceed to a Gateway determination. As Council has declined to act as the Relevant Planning Authority, the Sydney West Joint Regional Planning Panel were appointed to this role.

In a letter dated the 28 April 2015, Council reiterated its opposition/objection to the proposal. Council requested an extension of the public exhibition period to 60 days, and a public hearing. Council also signaled its intent to make a submission to the Joint Regional Planning Panel. Council's continued opposition to the proposal should be noted. In terms of an extended consultation and a hearing, the proposal has already received local media attention, it is considered that given that the community are aware of the proposal a standard 28 day exhibition period provides sufficient time for community response. Following exhibition Council and those who made submissions will be able to present their views directly to the Sydney West Joint Regional Planning Panel.

External Supporting
Notes :

In terms of its impact on the nearby heritage listed Varroville House, a portion of the cemetery proposal site was recently considered for Interim Heritage Order listing as part of the 'landscape and outbuildings' of Varroville House.

In November 2014, the Heritage Division of the Office of Environment and Heritage advised that the former Minister for Heritage determined not to make an Interim Heritage Order applying to the site of the proposed cemetery (Tag B). The former Minister for Heritage directed the Heritage Council to work with the landowners to manage the heritage values of relevant landscape and outbuildings in any future development.

As part of its review of the NSW Government's review of cemetery sites, the former Minister for Primary Industries, in a letter dated the 9 December 2014, advised Varroville's resident/owner that the NSW Government's support of the CMCT proposal is in the context of resolving burial space shortages in the Sydney Metropolitan area.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The intended outcome of the planning proposal is to provide affordable, multi-denominational burial spaces whilst maintaining the site's landscape character, preserving significant trees and landform features and providing a sympathetic context for colonial and non-colonial features.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The proposal briefly describes the LEP provisions that will need to be changed in the Campbelltown Local Environmental Plan – District 8 (Central Hills). In summary this includes:**

1.Adding the definition of 'cemetery' to clause 5 (Interpretation);

2.Adding a new clause to Part 3 (Special Provisions) titled "Additional Permitted Uses for Particular Land" to permit the development of a cemetery as an additional use with development consent on the site. The site is currently zoned 7(d1) Environmental Protection (Scenic) and 6(c) Open Space (Regional) and will retain these zonings;
3.Listing a full land description of the site, and the permissibly of a cemetery under a new Schedule (Additional Permitted Uses).

The proposal should be amended to include, a zoning extract which clearly shows the existing zoning and the proposed provisions for both the existing Campbelltown Local Environmental Plan – District 8 (Central Hills) and the Draft Campbelltown Principal LEP.

The existing 6(c) Open Space (Regional) zone, and the proposed RE1 Public Recreation zone should not be amended to include cemetery as an additional use for the site. This land has been reserved for some time for regional open space. Use of these lands for a cemetery would appear to be contrary to the purpose for which the land is reserved. However, in the interim any landscape improvements proposed for this land could be approved as recreation uses.

A map should be provided to clearly identify the land to which the additional use will apply. It is noted that such mapping should be in the form of the draft mapping series:" Additional Permitted Uses Maps" drawn by Campbelltown Council for the Draft Campbelltown Principal LEP.

A local provision should be derived to address the scenic and rural values of the site, and should particularly address the critical view of the site when seen from the Campbelltown Urban Area.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

2.1 Environment Protection Zones

2.3 Heritage Conservation

4.3 Flood Prone Land

4.4 Planning for Bushfire Protection

6.3 Site Specific Provisions

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 44—Koala Habitat Protection

e) List any other matters that need to be considered :

The proposal's assessment against relevant SEPP's and S.117 Directions is discussed below:-

2.1 Environment Protection Zones

The bulk of the site is zoned Environmental protection. The proposed use of the site as a cemetery is capable of protecting environmentally sensitive areas.

The site contains areas of steep topography, moist shale woodland and Cumberland Plain woodland, riparian zones and waterways, historical water bodies and potential for bushfires. The proposal is accompanied by a number of technical studies including an Ecological constraints assessment, and bushfire, water and traffic management studies. In summary, these studies show that there is unlikely to be significant impact on threatened species; including marine or aquatic species. And, further, that the proposed concept plan is designed to protect any environmentally sensitive areas. It is considered that the proposal will both protect and enhance the environmental values of the site and is consistent with this Direction.

2.3 Heritage Conservation

This Direction requires that a Planning Proposal contain provisions that facilitate the conservation of items and places of environmental and/or aboriginal heritage significance.

Further an expert heritage assessment report states that the proposed rezoning and concept masterplan for cemetery use is sympathetic to the heritage character of the site and associated Varroville house homestead. Noting that the proposed use enables interpretation of the cultural landscape and retains the undeveloped rural character of the site.

A preliminary Aboriginal Heritage Report has been undertaken by Artefact and submitted with the Planning Proposal. This report assesses the potential of Aboriginal heritage items on the site and builds on an earlier Aboriginal Heritage Assessment undertaken in 2008 in relation to an alternative development scheme on the site.

From a desktop evaluation, the report demonstrates that the study area does not contain any recorded Aboriginal sites and/or places. Importantly the Report confirms that further assessment will be required in accordance with Office of Environment and Heritage guidelines to inform the future development layout on the site, which will ultimately seek to preserve and enhance any Aboriginal Items if these are identified.

The site of the proposal is not listed as an item or place of heritage significance, however it is located adjacent to the State Heritage Register listed Varroville House.

A portion of the cemetery proposal site was recently considered for Interim Heritage Order listing as part of the 'landscape and outbuildings' of Varroville House.

In November 2014, the Heritage Division of the Office of Environment and Heritage advised that the former Minister for Heritage determined not to make an Interim Heritage Order applying to the site of the proposed cemetery. The former Minister for Heritage directed the Heritage Council to work with the landowners to manage the heritage values of relevant landscape and outbuildings in any future development.

In fulfillment of the Minister for Heritage's direction in November 2014, the proponent, wrote to the Heritage Division for advice on preserving the setting and conservation of outbuildings on the site which form an important and complementary component for Varroville House. The proponent has undertaken works to ensure the maintenance of these outbuildings and improve their immediate landscape. It is considered that this action demonstrates the good faith of the proponent in maintaining and enhancing

heritage values; and demonstrates that the proposal is capable of being designed to protect such values and constitute a complementary use to nearby Varroville House.

To ensure the protection of heritage values in the detailed development of the concept and development plan, such plans should be further refined after further detailed investigation of the cultural landscape in the area adjacent to the Varroville Homestead site to ensure that any roads or services respect any elements that may be uncovered during further investigation. The proposal is supported subject to the following recommendations:

1. Prior to exhibition, in consultation with the Heritage Division, a Conservation Management Plan (CMP) should be prepared for the estate. The CMP should aim to map and define significant fabric, landscape features, views and vistas and determine the level of significance. Where relevant, the CMP should inform the local provision derived to address critical views.

2. The proposal indicates that an Historic Archaeological Assessment should be undertaken at development application stage to determine the archaeological potential and significance of the site. This assessment should be undertaken in consultation with local Aboriginal groups and the Heritage Division as relevant.

As the proposal contains provisions that facilitate heritage conservation it is consistent with this Direction.

4.3 Flood Prone Land

Council's Flood Policy is still a draft, Council has advised it is not expected to be finalised and endorsed till later this year or early in 2016.

The site has therefore not been identified as flood prone land. The proposal report includes a Flood Study which indicates that the proposal, including the landscape design which includes water features [lakes and ponds], will be compatible with the existing site and not result in any adverse flood effects down-stream. It is suggested that a Stormwater Management Study be undertaken as part of the detailed design at the development application stage.

It is considered that the proposal is consistent with this Direction.

4.4 Planning for Bush Fire Protection

This Direction identifies matters for consideration for planning proposals that will affect, or are in proximity to, land mapped as bushfire prone.

The proposal is located on land mapped by Campbelltown Council as being bushfire prone.

A bushfire protection assessment has been prepared and submitted with the Planning Proposal as the site is considered to be bushfire prone. This assessment has established the required asset protection zones for the development, taking into account the slope and vegetation characteristics.

The Direction requires that a proposal on bushfire prone land is subject to the requirements of Section 117(2) of the Environmental Planning and Assessment Act (EP&A Act) which requires the relevant planning authority to consult with the Commissioner of the NSW Rural Fire Service (RFS), following Gateway Determination and prior to exhibition and to take into account any comments by the Commissioner. This requirement is included in the recommended conditions.

It is considered that the proposal is consistent with this Direction.

6.3 Site Specific Provisions

This Direction seeks to limit unnecessarily restrictive site specific controls

In accordance with this direction, the proposal will allow a particular land use, cemetery on particular land and maintains the zoning of the land. However, contrary to this Direction, the proposal will include an additional requirement for the site in the form of a local provision to address critical views. In accordance with the Direction, this inconsistency can be justified as the provision proposed is of minor significance, and is most appropriate for development in an Environmental Protection (Scenic) zone. The proposal's inconsistency with this Direction will require the Delegate's agreement to the inconsistency.

7.1 Implementation of a Plan for Growing Sydney

The new metropolitan strategy, A Plan for Growing Sydney promotes the orderly and strategic development of cemeteries to cater for projected regional and metropolitan demand for interment. A Plan for a Growing Sydney, recognises that cemetery space in Sydney may be exhausted by 2050 with critical shortages apparent by 2036. Action 1.11.5 in the Strategy aims to deliver long-term planning for cemeteries and crematoria infrastructure. Such planning includes providing guidance on locations for future cemeteries and ensuring appropriate zoning to facilitate cemetery development. The planning proposal is consistent with this action.

The Strategy also shows a broad areas across the metropolitan area, including the site as "Parks and Reserves". The Strategy does not contain any written strategies or actions for these areas. Discussions were held with the Urban and Regional Planning team (Metro Strategy authors) on the 28 April 2015, this team advised that areas shown as "Parks and Reserves" on various maps in the Strategy are subject to broad interpretation of what may occur on the land. These lands have not been identified for acquisition and the "Parks and Reserves" identification does not preclude development of the land for cemeteries.

It is considered that the proposal is is consistent with this Direction.

State Environmental Planning Policy 44 - Koala Habitat Protection

The Ecological Constraints Assessment notes that no koalas were directly observed at the time of fauna survey, which included diurnal searches of trees and spotlighting. In addition, there was no secondary evidence of Koala habitation in the area including characteristic scratches on trees and scats beneath trees. Accordingly, the assessment concluded that the land was not a potential koala habitat. As Council's Koala Plan of Management (KPOM) is not completed, it is suggested that the proposal generally accords with the intent of the SEPP and, should Council's KPOM be completed prior to finalisation of the proposal, that the proposal incorporate any relevant findings of Councils' KPOM.

It is considered that the proposal is is consistent with this Direction.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment :

A map should be provided to clearly identify the land to which the additional use will apply. It is noted that such mapping should be in the form of the draft mapping series: "Additional Permitted Uses Maps" drawn by Campbelltown Council for the Draft Campbelltown Principal LEP.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **A 28 day public exhibition period is proposed.**

Additional Director General's requirements

Are there any additional Director General's requirements? **Unknown**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **July 2015**

Comments in
relation to Principal
LEP :

The Exhibition of the Draft Campbelltown Local Environmental Plan 2015 finished on the 8 August 2014. The planning proposal will amend the LEP 2015, or if the proposal proceeds ahead of the LEP 2015, it will amend the Campbelltown Local Environmental Plan –District 8 (Central Hills). On the 27 April Council reviewed the submissions to the Draft Campbelltown Local Environmental Plan 2015 and resolved to submit the plan to the Department to be checked and made.

Assessment Criteria

Need for planning
proposal :

A Cemetery Demand Assessment, advice from the Crown Lands Division and the Minister for Primary Industries, and the Department's "A Plan for a Growing Sydney" all state that there is an urgent need for cemeteries on viable sites. Each of these is discussed below [or in the following section]:

The proponent has undertaken a Cemetery Demand Assessment to identify the need for cemetery space in the Macarthur Region. This report outlined the metropolitan demand [283 000] and the local catchment demand [69 000] for burial plots projected from 2011 till 2036. The current supply of plots would be absorbed within 45 years [2058] a period which, the report states, is considered to be short in terms of the future planning and operation of cemeteries. The report concluded that there is a "very strong need for future cemetery space in the Macarthur region ... [noting that] ...capacity will be reached within the next 45 years.

In a letter dated the 16 December 2013, the then Minister for Primary Industries, Minister for Small Business, The Hon Katrina Hodgkinson advised the proponent that the proposal has the NSW Government's support as it helps to meet the region's need for future interment sites. This advice does not predetermine the current planning process and is made in the context of resolving burial space shortages in the Sydney Metropolitan area.

It is considered that the proposal for a cemetery is a vital use which will service the south west region and metropolitan Sydney.

Consistency with strategic planning framework :

A Plan for Growing Sydney shows broad areas across the metropolitan area, including the site as "Parks and Reserves". The Strategy does not contain any written strategies or actions for these areas and does not preclude cemeteries. It is considered that the proposal enhances scenic value of the area (discussed further below) and, by providing internal roadways, for the first time permits access and use of this area to the community. It is considered that this proposal is in keeping with the broad understanding of "recreation" described for the area in A Plan for Growing Sydney.

In terms of demand for interment space, A Plan for a Growing Sydney, recognises that cemetery space in Sydney may be exhausted by 2050 with critical shortages apparent by 2036. Action 1.11.5 in the Strategy aims to deliver long-term planning for cemeteries and crematoria infrastructure. Such Planning includes providing guidance on locations for future cemeteries and ensuring appropriate zoning to facilitate cemetery development. The proposal promotes the orderly and strategic development of cemeteries to cater for projected regional and metropolitan demand for interment.

The Draft South West Subregional Strategy seeks to retain rural lands in order to maintain their agricultural, environmental and recreational opportunities. Action E4 of the Strategy specifically mentions protecting valuable rural activities and resource land. By maintaining a large lot ownership, the proposal does not fragment the land; the nature of the use also maintains the broad rural character and visual appearance of the area. For this stage of assessment, the proposal can be considered generally consistent with the Draft South West Subregional Strategy.

The Draft South West Subregional Strategy outlines the importance of providing for burial space, the proposal fulfills this strategy.

Local or Council Strategy.

There are no Local Strategies that are relevant to the proposal. The local aim for the land is best shown in its inclusion in Campbelltown LEP District 8 (Central Hills Land), which stated intent is to "retain the rural character" of the land.

The majority of the site is in the 7(d1) (Environmental Protection (Scenic)) zone, the zone's objectives include setting aside land as a scenic, visual contrast to the urban land and to preserve existing farming and research activities. For the smaller portion of the site in the 6(c) (Open Space (Regional)) zone, the objective is to recognise regional open space. As the site does not contain any active farming and research activities, and as the proposal is for an open garden cemetery, predominantly of an open, green, landscaped character; it is generally consistent with the LEP and the zone objectives.

A key regional and local concern is whether the proposal would have a negative visual impact.

To assess visual impact, a specialist visual assessment of the proposal was submitted by the proponent. This report found that:

- there were two areas of high visual sensitivity which the proposal will protect;
- the proposal can meet the visual objectives of the existing zone;
- the proposal retains the grassy, open areas which comprise the rural character of the Scenic Hills;
- Only four small buildings are proposed which are compatible with the built form of a rural environment;
- The proposal retains the open rural setting, and the views to and from the Varroville Homestead.

Significantly, the roadway design proposed would, for the first time, provide public access to district and metropolitan views. These views are not currently available as the land is held in private ownership. The proposal is in keeping with the visual character of the Scenic Hills and is one of the few uses that would maintain the green corridor and rural visual character of the area

Environmental social
economic impacts :

The proposal contributes to the orderly and strategic development of cemeteries to cater to projected regional and metropolitan demand for interment.

Social: The design and layout of the development will align with the rural character of the Council's "Scenic Hill's" area. It proposes limited built form with a predominantly park-like landscape design that will function as a parkland cemetery, park, sanctuary, sculpture park and open space. As such, the proposal will maintain the visual character of the area and have an negligible social impact on the immediate surrounds. Given the critical shortage of cemetery space in the region, the proposal performs a vital social service to the region.

Economic: Given the need for cemeteries, the proposal also provides an ongoing and assured essential function or service which enables the ongoing economic function of the region and wider Sydney generally. The proposal will create jobs and bolster the funeral /cemetery industry.

Environmental: The site contains areas of steep topography, moist shale woodland and Cumberland Plain woodland, riparian zones and waterways, historical water bodies and potential for bushfires. A number of technical studies have been carried out including an Ecological constraints assessment, and bushfire, water and traffic management studies. In summary, these studies show that:

- there is unlikely to be significant impact on threatened species; including marine or aquatic species; and
- appropriate bushfire protection measures should mitigate the threat of bushfires; and
- internal road and parking provision is sufficient for the site use, however the proposal would need a strategic traffic assessment to address cumulative traffic generation and the impact on the surrounding road capacity.

The proposed 136,000 burial plots have the potential for contamination of groundwater, and may be the critical factor as to whether a cemetery is a sustainable use of the land. Prior to exhibition an investigation will need to be carried out into the geomorphology of the site and the potential for groundwater contamination. The Sydney West JRPP has requested that such an investigation be carried out with reference to acceptable standards for burial plots, such as those of the World Health Organisation. This investigation needs to be conducted in consultation with NSW Primary Industries - Office of Water.

Assessment Process

Proposal type :	Consistent	Community Consultation Period :	28 Days
Timeframe to make LEP :	12 months	Delegation :	DDG
Public Authority Consultation - 56(2) (d) :	Office of Communities - Aboriginal Affairs NSW Aboriginal Land Council Office of Environment and Heritage NSW Department of Primary Industries - Minerals and Petroleum Transport for NSW Department of Health NSW Rural Fire Service Transport for NSW Transport for NSW - Roads and Maritime Services State Water Corporation Adjoining LGAs Other		

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Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

Heritage

If Other, provide reasons :

It should be noted that prior to exhibition, the Sydney West Joint Regional Planning Panel requires that:

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 outlines 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. An assessment of the capacity of the local roads and the need for any upgrading must be undertake, having regard to the traffic generation patterns of a cemetery.

The proposal should be conditioned to address these matters where possible. The Panel's first recommendation, for a geological investigation, can be directly included as a gateway condition.

The Panel's second recommendation, which attempts to tie the proposal to the masterplan concept can be achieved via a local provision which requires any development to address the scenic and rural values of the site, and to particularly address the critical view of the site when seen from the Campbelltown Urban Area.

In terms of the Panel's third recommendation, on assessing traffic generation and road capacity, this can be included as a Gateway condition, and should be extended to include the requirement that the traffic study should be undertaken in consultation with the RMS and Transport for NSW.

The proposal is supported by nine studies; ranging from ecological assessment to bushfire and transport assessment. The majority of these studies support the proposal, or, in the case of the transport and bushfire protection, show how the proposal can meet future requirements.

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Appointment_of_JRPP.pdf	Proposal	Yes
JRPP_Recommendation.pdf	Proposal	Yes
Determination_of_pre-gateway_review.pdf	Proposal	Yes
Planning_Proposal.pdf	Proposal	Yes
Tag B - Indicative Concept plan.pdf	Map	Yes
PlanningProposal-Appendix A - Site Survey Plan.pdf	Map	Yes
Planning Proposal-Appendix C - Ecological Constraints Assessment.pdf	Study	Yes

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Planning Proposal-Appendix D - Watercourse Assessment.pdf	Study	Yes
Planning Proposal-Appendix E - Bushfire Constraints Assessment.pdf	Study	Yes
Planning Proposal-Appendix F - Preliminary Traffic Assessment.pdf	Study	Yes
Planning Proposal-Appendix G - Cemetery Demand Assessment.pdf	Study	Yes
Planning Proposal-Appendix H - Heritage Report.pdf	Study	Yes
Planning Proposal-Appendix I - Aboriginal Heritage Summary Report.pdf	Study	Yes
Planning Proposal-Appendix B - Full Copy Indicative Masterplan.pdf	Study	Yes
Tag A Location Local and Regional Context.pdf	Map	Yes
22 August 2014 Council's Submission to the SWJRPP encl Consultant's report [Ian renyolds].pdf	Study	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 6.3 Site Specific Provisions
- 7.1 Implementation of A Plan for Growing Sydney

Additional Information : **The planning proposal should proceed subject to the following conditions:**

1. Prior to exhibition, the proposal should be amended to include, a zoning extract which clearly shows the existing zoning under Campbelltown Local Environmental Plan - District 8 (Central Hills Lands).
2. Prior to exhibition the proposal should be prepared as an amendment to both the Draft Campbelltown Local Environmental Plan 2015 and, (should the proposal proceed ahead of the Draft Campbelltown Local Environmental Plan 2015) the Campbelltown Local Environmental Plan – District 8 (Central Hills). The proposal should be amended to clearly outline the proposed provisions and provide mapping as follows:-
 - a. - the proposed provisions for both the existing Campbelltown Local Environmental Plan – District 8 (Central Hills) and the Draft Campbelltown Local Environmental Plan 2015.
 - b. - The existing 6(c) Open Space (Regional) zone, and the proposed RE1 Public Recreation zone should not be amended to include cemetery as an additional use for the site.
 - c. - A map should be provided to clearly identify the land to which the additional use will apply. It is noted that such mapping should be in the form of the draft mapping series: "Additional Permitted Uses Maps" drawn by Campbelltown Council for the Draft Campbelltown Local Environmental Plan 2015.
 - d. - A local provision should be derived to address the scenic and rural values of the site, and should particularly address the critical view of the site when seen from the Campbelltown urban area.
3. Prior to exhibition, further detailed heritage investigation of the cultural landscape are to be carried out, particularly in relation to the area adjacent to the Varroville Homestead site and the views from the Campbelltown urban area.

These investigations should include a Conservation Management Plan (CMP) which should be prepared in consultation with the Heritage Division. The CMP should aim to map and define significant fabric, landscape features, views and vistas and determine the level of significance. The CMP should inform the proposal's detailed visual assessment and the related local provision [2(d) above].

4. Prior to exhibition, and in consultation with the Department of Primary Industries - Office of Water, the geological conditions of the site should be investigated. Such investigation should confirm 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.

5. Prior to exhibition, further detailed visual assessment should be developed to secure the concept outlines in the concept plan in any detailed design 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. This assessment should address the visual and landscape objectives for the existing zone and the zone proposed in the Draft Principal LEP. The findings of this assessment should inform the local provision proposed to address visual values and views [2(d) above].

6. Prior to exhibition, 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. This traffic study should be undertaken, in consultation with the RMS and Transport for NSW.

7. The Sydney West Joint regional Planning panel shall, subject to the requirements of Section 117(2) of the Environmental Planning and Assessment Act (EP&A Act), consult with the Commissioner of the NSW Rural Fire Service (RFS) and amend the proposal as requested by the Commissioner.

8. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A guide to preparing LEPs (Planning & Environment April 2013).

9. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning and Assessment Act:

- Office of Environment and Heritage - Heritage Division
- Department of Primary Industries - Office of Water
- Department of Primary Industries - Cemeteries and Crematoria NSW
- Department of Primary Industries - Minerals and Petroleum
- Transport for NSW
- Transport for NSW - Roads and Maritime Services
- Department of Health
- NSW Rural Fire Service
- Sydney Water
- Telstra
- Endeavour Energy
- Adjoining LGAs

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

10. A public hearing is not required to be held into the matter by any person or body under the section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

11. The proposal will require the Secretary's delegate's agreement to its inconsistency with Section 117 Direction 6.3 Site Specific Provisions. The proposal's inconsistency with this Direction is justified, and the Secretary's delegate agrees to the proposal's inconsistency with this Direction.

12. The timeframe for completing the LEP is to be 12 months from the week following the date of the gateway determination.

Supporting Reasons :

A Cemetery Demand Assessment, advice from the Crown Lands Division and the Minister for Primary Industries, and the Department's "A Plan for a Growing Sydney" all state that there is an urgent need for cemeteries on viable sites. Given this critical need, it is considered that the proposal for a cemetery is a vital and will service the south west region and metropolitan Sydney.

Signature:

R. Cumming

Printed Name:

Rachel Cumming

Date:

22/6/2015