



Ms Mary-Lynne Taylor
Chair
Sydney West Joint Regional Planning Panel
GPO Box 39
SYDNEY NSW 2001

Dear Ms Taylor

Planning proposal to amend Campbelltown Local Environmental Plan – District 8 (Central Hills) – Varroville Cemetery, 166-176 St Andrews Rd, Varroville

I am writing with regard to the planning proposal for the above site, for which the Sydney West Joint Planning Panel has been appointed Relevant Planning Authority. As delegate of the Minister for Planning, I have now determined that the proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed that the proposal's inconsistencies with Section 117 Directions 6.3 Site Specific Provisions are of minor significance. No further approval is required in relation to these Directions. Please note that consultation with the NSW Rural Fire Service must be undertaken in order to satisfy Section 117 Direction 4.4 Planning for Bushfire Protection.

The amending Local Environmental Plan is to be finalised within twelve (12) months of the week following the date of the Gateway determination. The Panel should commence exhibition of the planning proposal as soon as possible. The Panel's request for the Department to draft and finalise the Plan should be made at least 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the process to the complexity of the proposal, and by providing clear and transparent justification at an early stage. To meet these commitments, the Minister may take action under section 54(2)(d) of the *Environmental Planning & Assessment Act 1979* if the time frames in this determination are not met.

Should you have any queries on this matter, please contact Rachel Cumming, Director of the Metropolitan Region (Parramatta) office of the Department on 02 9860 1174.

Yours sincerely

Tim Hurst 19/6/15
Executive Director, Regions
Planning Services

Gateway Determination

Planning proposal (Department Ref: PP_2015_CAMPB_001_00): Varroville Cemetery – 166-176 St Andrews Rd, Varroville

I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to Campbelltown Local Environmental Plan – District 8 (Central Hills), or, draft Campbelltown Local Environmental Plan 2015, for Varroville Cemetery, 166-176 St Andrews Road, Varroville, 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 Principal LEP 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 should 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 are to include a Conservation Management Plan (CMP) which should be prepared in consultation with the Heritage Division of the Office of Environment and Heritage. 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.
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 Campbelltown Local Environmental Plan 2015. 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 Roads and Maritime Services 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 1979, 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 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 (Department of 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
Councils in 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 section 56(2)(e) of the Environmental Planning and Assessment Act 1979. This does not discharge the Sydney West Joint Regional Planning Panel 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 agreement of the Secretary's delegate 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.
13. Prior to exhibition, the planning proposal should be updated to include a discussion regarding its consistency with 'A Plan for Growing Sydney' which was adopted by the Government in December 2014.



Tim Hurst 19/6/15
Executive Director, Regions
Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning