



New South Wales

PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Campbelltown Local Environmental Plan 2015 (Amendment No 1)

Your ref: 16/07009 J Schipp
Our ref: RH e2016-247.d06

In my opinion the attached draft environmental planning instrument may legally be made.

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.

A handwritten signature in black ink, consisting of a stylized 'D' followed by a horizontal line and a small flourish.

(D COLAGIURI)
Parliamentary Counsel

20 October 2016



New South Wales

Campbelltown Local Environmental Plan 2015 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

Greater Sydney Commission

Campbelltown Local Environmental Plan 2015 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Campbelltown Local Environmental Plan 2015 (Amendment No 1)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land at 166-176 St Andrews Road, Varroville, being Lot 1, DP 218016, Lot B, DP 370979 and Lot 22, DP 564065.

4 Maps

The maps adopted by *Campbelltown Local Environmental Plan 2015* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

Schedule 1 Amendment of Campbelltown Local Environmental Plan 2015

[1] Clause 7.7 Considerations for development on environmentally constrained land

Insert at the end of clause 7.7 (3):

- (d) for land in Varroville, identified as “No build area” on the Environmental Constraints Map—the fact that the land is not capable of accommodating development other than a lawn cemetery and associated fencing.

[2] Clause 7.8A

Insert after clause 7.8:

7.8A Use of certain land at 166–176 St Andrews Road, Varroville

- (1) This clause applies to land at 166–176 St Andrews Road, Varroville, being Lot 1, DP 218016, Lot B, DP 370979 and Lot 22, DP 564065.
- (2) Development for the purposes of a cemetery is permitted with development consent, but only if the consent authority is satisfied that:
 - (a) the development will complement the landscape and scenic quality of the site, particularly when viewed from surrounding areas including the Campbelltown urban area, “Varro Ville” (homestead group at 196 St Andrews Road, Varroville) and the Hume Highway, and
 - (b) the development will not adversely affect the visual or physical qualities of the site, and
 - (c) the development will cause minimal effect on the existing landform and landscape, and
 - (d) the site will also include a publicly accessible passive recreation space, and
 - (e) the development will be carried out in accordance with the conservation management plan titled “Conservation Management Plan, Varroville Estate: 166–176 St Andrews Road, Varroville”, dated October 2015, and the supplementary information relating to the plan provided by letter by Urbis on 22 August 2016, published on the website of the Department of Planning and Environment.

Note. Clause 7.7 (3) restricts development on part of the land to which this clause applies to development for the purposes of a lawn cemetery.

[3] Schedule 5 Environmental heritage

Insert in appropriate order in Part 1:

Varroville	“Varro Ville”— estate	166-176 St Andrews Road	Lot 1, DP 218016 and Lot 22, DP 564065	Local	I105
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[4] Dictionary

Insert in appropriate order in the Dictionary:

lawn cemetery means a cemetery in which monuments and grave markers memorialising the interment of deceased persons do not extend above natural ground level.