

INTRODUCTION

The aim of this report is to demonstrate a systematic, thorough analytical view of the site to better inform its concept. This concept is based on the belief that a cemetery can be a park, a sanctuary, a sculpture park and open space available to all. It is also based on the belief that the landscape concept should respect and respond to the site specific constraints.

The result is a unique cemetery, one which respects the land onto which it is built, the burial practices of its time and the aspirations of the public.

ANALYSIS

Context

The site for which the cemetery is considered is approximately 113 hectares in size. It lies between Camden Valley Way and the Hume Highway, south of St James Road and encompasses several parcels of land known as Lot B, 22 and 1, on St Andrews Road, Varroville. (Refer to Titles in Appendices). The site is approximately 1.6km long by 800m wide. It is slightly smaller than the Mt Carmel Retreat Centre and the School put together. (Fig. 1).

The site's neighbours are: (Fig. 1)

- Crown Land and The Hume Highway to the south
- The Scenic Hills Riding Ranch to the south east
- Rural landholdings to the east
- St James Roads residential area to the north
- Carmel of Mary & Joseph, Mount Carmel Retreat Centre and Mount Carmel Catholic High School to the West
- Burrendah Reservoir and Kooringa Reserve to the south-west, which forms part of an Open Space corridor starting at Colorado Reserve and snaking through the suburb of Raby.

The majority of the site sits within an Environmental Protection (Scenic) Zone [Zone No 7 (D1)]. The northern escarpment is under an Open Space (Regional) Zone [Zone No 6 (C)] (Fig. 2). Also refer to Appendix for detailed map of Planning Controls.

Landscape Character

The site encompasses the Bunbury Curran Hill top. From this local high point, the land drops steeply to a valley along the western boundary whilst the eastern boundary offers a lower ridge protecting it from the eastern views. This lower ridge continues towards Varroville House (which is not part of the property), in effect separating the site into two distinct "precincts" with different exposure and outlook.

The site is characterised by undulating grassed hills and pockets of forested areas. It enjoys panoramic views onto the Blue Mountains, Sydney CBD and the Campbelltown valley below.

The site has been used for grazing and agistment for a number of years, leading to some degradation of the native vegetation on site and introduction of weeds throughout.

It is part of an area known as the Scenic Hills (Landscape Unit 1) which offers complex topography, rich views with depth of field, contrasting vegetation in creeks and in ridge tops together with colonial cultural landscapes of Bunya Pines and other introduced species of large trees typical of the era. (Refer to Appendices for detailed map of Visual analysis)