

PPSSCC-334 – Blacktown - SPP-21-00014 – Great Western Highway and Ponds Road, Prospect

Applicant & developer: Blacktown City Council

Proposal: St Bartholomew's Cemetery expansion

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St Bartholomew's Cemetery expansion



Existing St Bartholomew's cemetery

St Bartholomew's Place

M4 Western Highway

Great Western Highway

Expansion lands for additional cemetery use (subject of this DA)

Prospect Post Office

Tarlington Place

Proposal summary

- ▶ St Bartholomew's Cemetery is one of ten BCC Transformational Projects
- ▶ This Development Application is to enable the staged expansion of existing St Bartholomew's Cemetery into an adjacent site.
- ▶ The new site was transferred to BCC from the NSW Government for cemetery purposes and was rezoned SP1 Cemetery in June 2021.
- ▶ This DA is for a Masterplan with detailed Development Applications to be subsequently submitted for each of approximately 6 stages.
- ▶ Total construction value is \$58.9M.
- ▶ The project will help meet burial space demand in metropolitan Sydney through a variety of interment options.
- ▶ Council, which owns and operates the existing St Bartholomew's Cemetery will own and operate the expanded facility.
- ▶ Council is currently constructing the last available land area within the existing St Bartholomew's Cemetery to enable cemetery functions.

Proposed masterplan



Site detail, urban context & features

- Zoned SP1 Cemetery.
- 7.5 ha in area.
- Council owned, 'operational land'.

Site features include:

- Stormwater management and detention requirements.
- Cumberland Plain Woodland (CPW) on bordering land.
- Heritage items including the Prospect Post Office.
- Possible archaeological remnants of the Prospect Village.

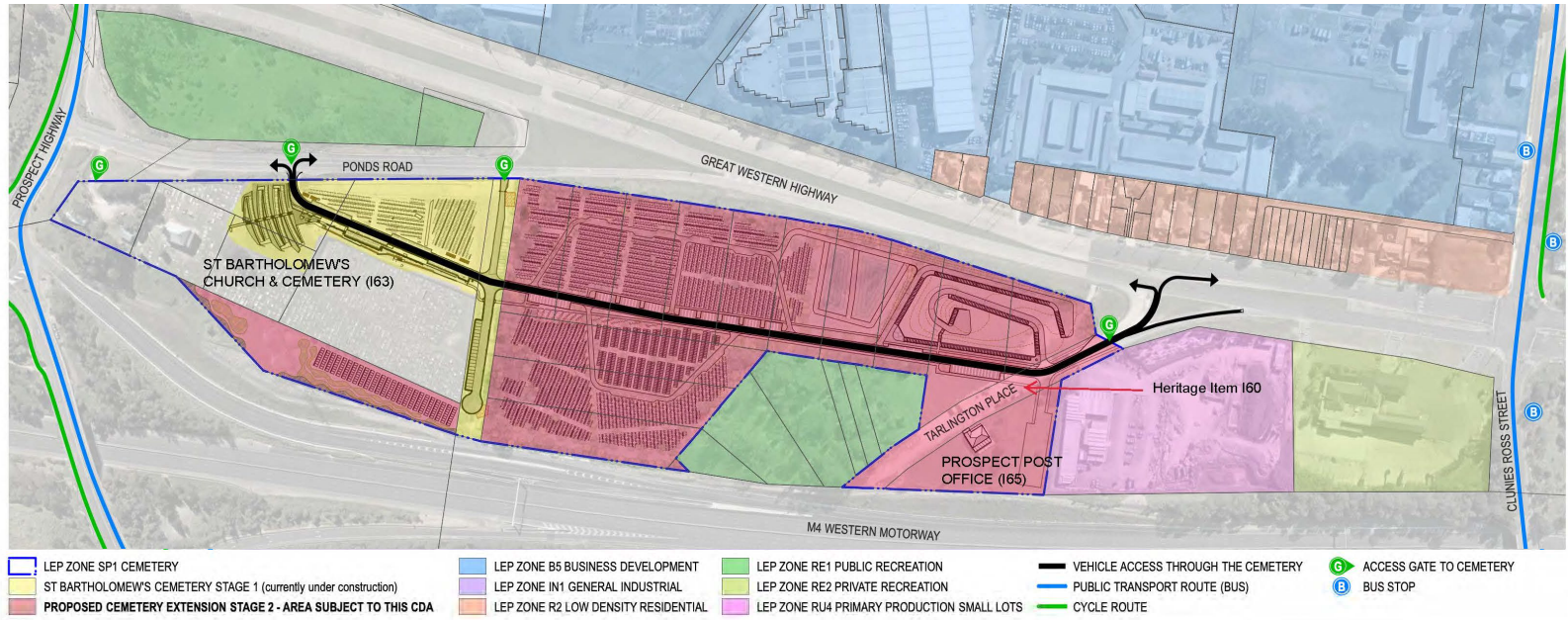
Objectives are to:

- Expand the existing cemetery to provide much needed burial space for the community.
- Activate the precinct and State heritage items.
- Deliver the two parts as 'one whole'.
- Open the site for passive recreation activities compatible with cemetery use.

State heritage items and archaeology



Site layout & landscape design



The proposal works with:

- ▶ natural stormwater flow paths,
- ▶ heritage and archaeology
- ▶ Cumberland Plain Woodland.

Heritage elements include:

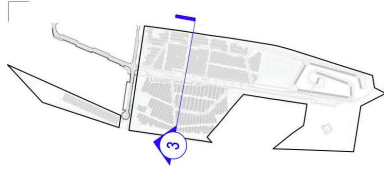
- ▶ Adjacent St Bartholomew's Church
- ▶ Prospect Post office

▶ Tarlington Place

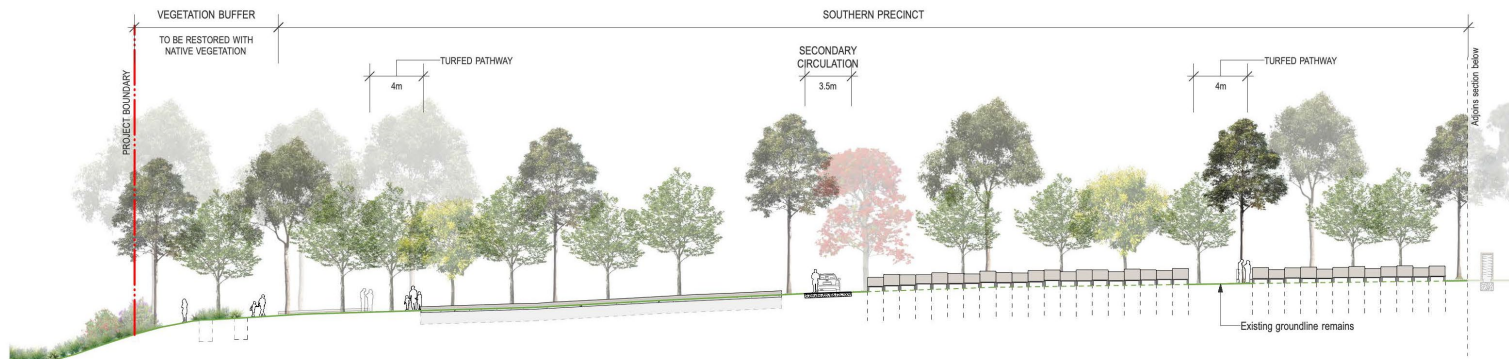
The proposal uses landform to mark the eastern end of the consolidated cemetery site.

It proposes a circulation spine as a device to link the existing and proposed cemetery.

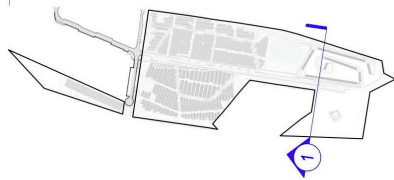
Connectivity and circulation



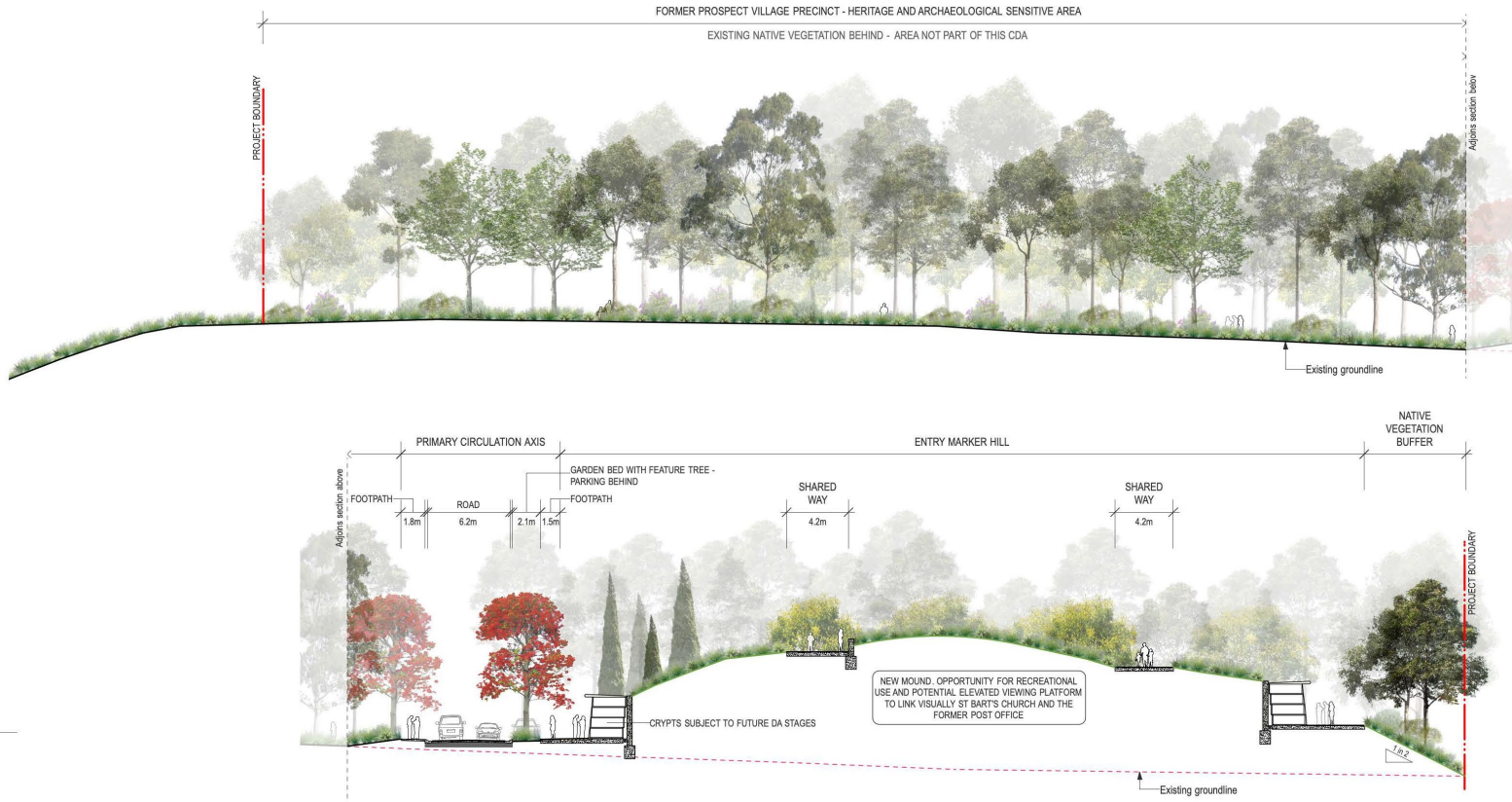
NOTE: GRAVEYARDS LAYOUT AND BURIAL PRODUCTS ARE ONLY ILLUSTRATIVE, SUBJECT TO FUTURE DETAILED DESIGN



Landform marker at Tarlington Place



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Landscape design

The landscape concept has been conceived to:

- link the existing and proposed cemetery as 'one'
- provide passive recreation opportunities for Blacktown residents
- shield the site from the M4 and GWH
- provide a variety of burial site types to meet growing demand in metropolitan Sydney

The concept deploys a variety of landscape types:

- Native vegetation along the perimeter of the site is retained and supplemented to screen the M4 and GWH.
- Feature planting will be used along the internal primary circulation road.
- Cultural planting will be used in key locations such as adjacent the Prospect Post Office and the proposed columbaria and crypts to signify the cemetery as a cultural site.
- Rushes and riparian grasses will be used along on-site detention ponds and bio-swales.

Landscape design



NATIVE VEGETATION

Improvement of native vegetation through vegetated corridors which will connect existing pockets of native vegetation. Those corridors will be reinforced by planting of native tree species along the new pathways.

- EXISTING NATIVE VEGETATION RETAINED
- EXISTING VEGETATION REMOVED
- PROPOSED CORRIDORS OF VEGETATION
- NATIVE TREES ALONG THE PATHWAYS



FEATURE PLANTING

Existing views from M4 Motorway towards St Bartholomew's Church are retained through low planting in the precinct west of St Bartholomew's Place. That creates an opportunity to create a feature flowering meadow that will be used for ash scattering.

The new road running east-west creates another opportunity to reinforce the monumental character of the cemetery through an alignment of feature trees along this main axis.

- MEADOW - LOW PLANTING TO RETAIN VIEWS TOWARDS ST BART'S CHURCH
- AVENUE TREES ALONG THE MAIN ROAD



CULTURAL PLANTING

Reinforce the concept of a cemetery as a cultural site through the planting of both deciduous and evergreen species related to cultural landscapes.

The use of exotic deciduous species will reinforce the seasonality within the built precincts around the proposed columbariums and crypts and also around the former Prospect Post Office (administrative and facilities precinct).

- EXOTIC EVERGREEN TREE SPECIES
- EXOTIC DECIDUOUS TREE SPECIES



STORMWATER DRAINAGE

Planting of rushes and riparian grasses all along the proposed bioswales and OGD pond.

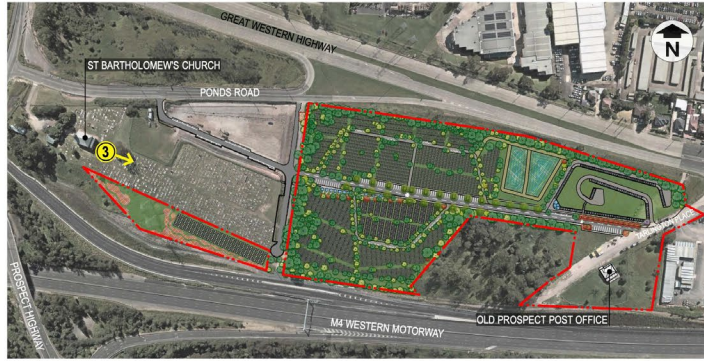
- RAINGARDEN SPECIES



Section – Cumberland Plain Woodland



Visual analysis



VIEWPOINT 3 LOCATION



CURRENT VIEW



VERIFIED VIEW

Location

East side of St Bartholomew's Church, beside large existing tree, looking eastward over existing cemetery and beyond.

Description

Historic view from the top of the hill around St Bartholomew's Church towards the Sydney CBD over existing bushland. Previous heritage studies mention views from St Bartholomew's Church to the former Prospect Post Office, however, due to an existing remaining patch of bushland at east of Tarlington Place, this potential view is blocked.

The proposed new cemetery precincts are behind existing vegetation along former St Bartholomew's Place.

Potential viewers

Cemetery users and staff working in the management and maintenance of the cemetery.

Visible proposal elements

- Reinforced tree planting along eastern side of the former St Bartholomew's Place
- New precincts interments east of former St Bartholomew's Place, behind existing vegetation.

Visual sensitivity

The current view from viewpoint 3 is illustrated above. The view is considered of **HIGH** sensitivity due to the historic views towards the Sydney CBD.

Magnitude of visual effect

It is noted that the existing view would remain the same, as proposed tree planting is only to reinforce the character of the existing vegetation along former St Bartholomew's Place. Therefore, it is expected that the magnitude of change within this view would be considered **LOW**.

Visual analysis



VIEWPOINT 4 LOCATION



CURRENT VIEW

Location

On a proposed lookout platform located on top of the mound in the north-east precinct of the project site.

Description

This viewpoint is based on a potential lookout located on top of the mound. This view will provide a completely new perspective, approximately 10m above ground level and create new visual connections with both State Heritage Listed buildings within the cemetery land - St Bartholomew's Church and former Prospect Post Office.

Potential viewers

Future users of the public open space, cemetery users and future employees working in the management and maintenance of the cemetery.

Visible proposal elements

- Bioretention and OSD basins in the foreground of the site
- New interments in the open grassland areas in the centre of the site
- New tree planting across the new graveyards.

Visual sensitivity

As this viewpoint location would create a potential new view and is currently non-existing, sensitivity rate is NOT-APPLICABLE for viewpoint 4.

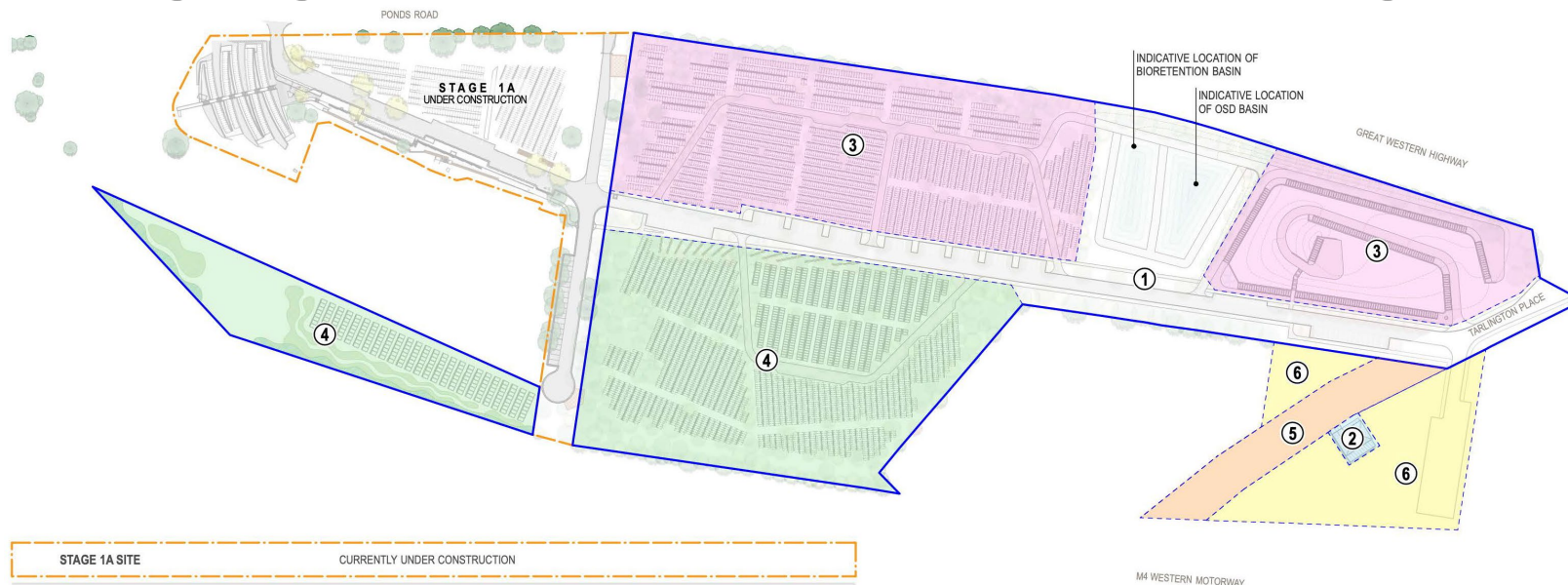
Magnitude of visual effect

As this viewpoint is based on a potential lookout located in an elevated point (approx. 10m) above ground level, the magnitude of change within this new perspective is NOT-APPLICABLE for viewpoint 4.



VERIFIED VIEW

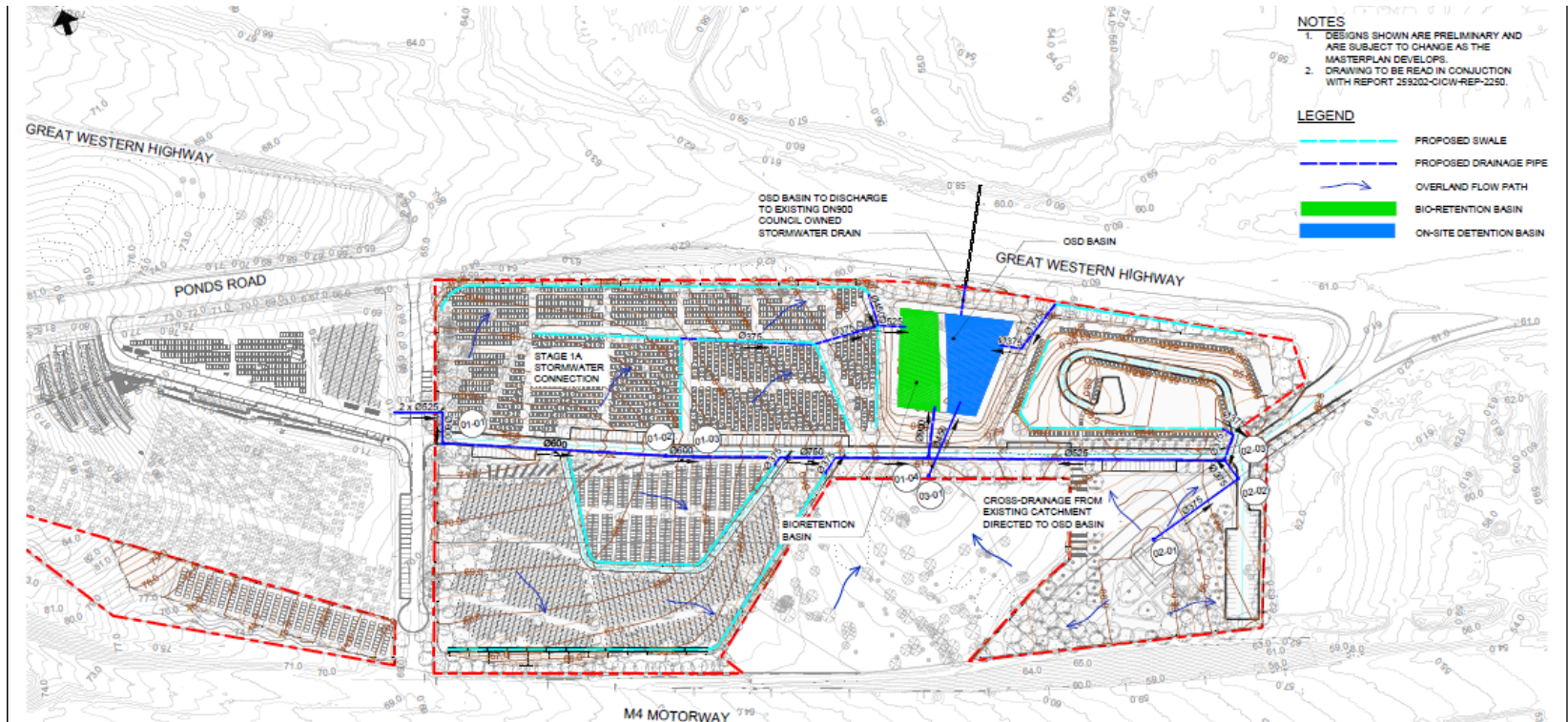
Staging – detailed DA for each stage



STAGE 1A SITE		CURRENTLY UNDER CONSTRUCTION		
STAGE 2 PROJECT SITE				73,118 m ²
No.	PRECINCTS	WORKS	USE/ACTIVITY	AREA
①	Infrastructure	East-West access road, earthworks across the whole site (except Zones 5 & 6) to achieve correct gradients, below-ground services, stormwater drainage and bioretention and OSD basins	Circulation and stormwater drainage	63,814 m ²
②	Former Prospect Post Office building	Improvements to prevent further deterioration of the building	Administration	---
③	Northern precincts	Construction of the northern side of the Expansion Lands to present one long length of landscaped cemetery all the way from Tarlington Place (Gateway) to the Prospect Highway	Interments and associated structures	25,307 m ²
④	Southern precincts	Construction of the two southern areas, west and east of St Bartholomew's Place	Interments and associated structures	24,260 m ²
⑤	Tarlington Place	Undertake archaeological investigations along the former Great Western Road (Tarlington Place) and devise how this area is to be designed and used, dependant on these findings	Plaza - open space	2,675 m ²
⑥	Prospect Village	Undertake archaeological investigations in proximity to the former Prospect Post Office and devise how this area is to be designed and used, dependant on these findings	Administration and facilities	6,629 m ²

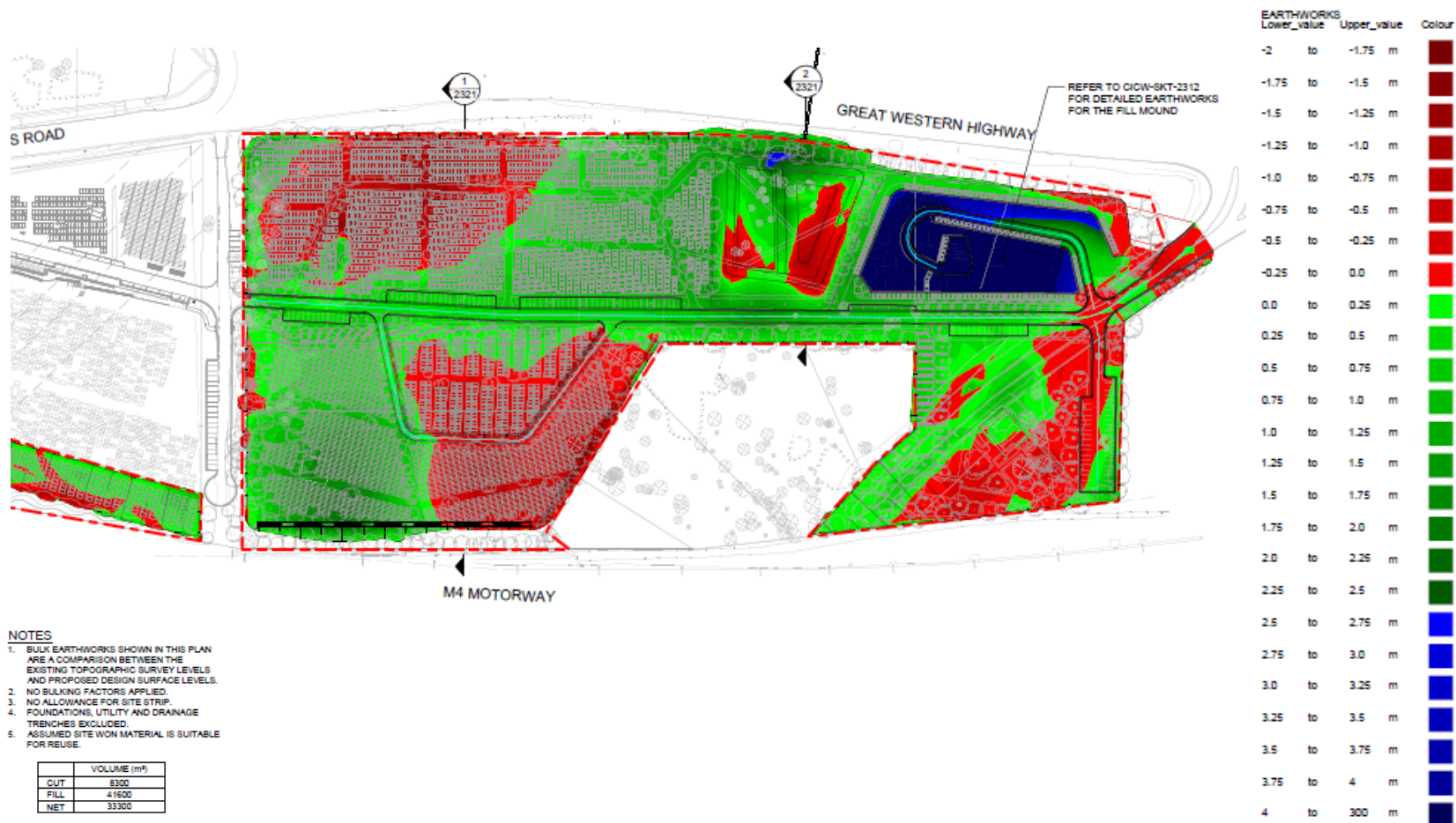
NOTE: figures are only indicative, subject to future detailed design

Stormwater management



- ▶ Utilise existing topography
- ▶ Enhance existing detention
- ▶ Peak discharge \leq current
- ▶ Combined Bio-retention and OSD
- ▶ Build in WSUD principles (swales, pollutant traps, etc)

Bulk earthworks



Reports and investigations

Masterplan – Spackman Mossop Michaels

- Approximately 6,000+ interment lots
- Lawn and monumental burial precincts (occupying approx 30,000m²)
- Crypt precinct (7,000m²)
- Natural burial precinct (4,000m²)
- Ash interment and scattering precincts (3,000m²)
- Car parking, internal roads, pathways, OSD, landscaping, storage areas, etc.

Planning – Locale

- Separate detailed development applications for each future phase
- Identifies the subject land as:
 - zoned SP1 Cemetery under Blacktown Local Environmental Plan 2015
 - owned by Blacktown City Council
 - classified as ‘operational land’ under the Local Government Act 1993
- Demand for cemetery space in Blacktown local government area, and the wider region

Reports and investigations

Heritage and archaeological assessment (Navin Officer)

- ▶ Earlier heritage studies by GML, Graham Edds, Paul Davies, Navin Officer
- ▶ Identifies significant listed historical places
- ▶ Site assessed as a low likelihood of containing *in situ* Aboriginal deposits
- ▶ Opportunity to enhance the sustainable conservation of the cultural heritage values

Ecology Consultant (ELA)

- ▶ Majority of the study area was highly modified and predominantly cleared of native vegetation
- ▶ Small patches of disturbed remnant native vegetation are present
- ▶ Biodiversity Offset Scheme (BOS) will not be triggered
- ▶ Biodiversity Development Assessment Report (BDAR) is not required

Reports and investigations

Utilities and services (Arup)

- Existing natural drainage basin on north side of site
- Existing discharge point under the Great Western Highway
- Majority of site runoff managed by combined bioretention and OSD basin
- Peak discharges from the site do not exceed pre-development conditions
- Water sensitive urban design strategy (WSUD) proposed:
 - Grassed swales where possible
 - Proprietary gross pollutant traps to be installed upstream of major outfalls
 - Bioretention basin incorporated within the footprint of the OSD basin
- Site to be serviced with drainage, sewerage, potable water supply, electricity and telecommunications

Reports and investigations

Traffic engineer (GTA)

- Masterplan will provide 97 car parking spaces
- Maintain existing four access points to the broader site

Quantity surveying

- \$58.9M over 15-20 years

Contamination investigation

- asbestos contamination found

Community consultation and exhibition

Date of consultation	In relation to:	Undertaken by:	Type of consultation	Notes
25 July 2018	Prior to submission of Planning Proposal	BCC Property section	Notification letter to nearby residents and property owners advising of drop-in information session	
5 August 2018	Prior to submission of Planning Proposal	BCC Property section	Drop-in information session re: PP held at the Prospect Hotel.	1 couple attended (owners of a residential properties on the Great Western Highway)
6 April 2019	After Planning Proposal had been submitted	BCC Property section	Hosting a table at the annual Back to St Bart's Day event – with information boards and staff to answer questions about the cemetery expansion and PP	
11 Sept – 11 Oct 2019	Planning Proposal – statutory public exhibition	BCC Strategic Planners	Public notification letter. PP documentation available for viewing on BCC website.	<ul style="list-style-type: none"> 3 submissions from the public (2 in support of the proposal) 5 submissions from public authorities – TfNSW, Endeavour Energy, Sydney Water, RMS, Environment Energy and Science (EES)
25 November 2019	Planning Proposal – public hearing (in relation to reclassification of land)	BCC Strategic Planners		
Ongoing since 2018	Cemetery expansion generally	BCC Property section	FAQ and fact sheets on BCC website – which have been updated as required.	

Other considerations

- No construction works part of this Masterplan DA
- BCC undertaking work on preserving Prospect Post Office
- First DA will be for main civil works (spine road and drainage)
- Subsequent DA's will be for areas of burial lots
- Detailed archaeological investigations of Tarlington Place ahead of DA for that precinct
- CPW land acquisition process for remaining lots