

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The Concept development application, lodged by Blacktown City Council, seeks approval for the extension of St Bartholomew's Cemetery to increase its capacity to meet future needs of the community.
- 1.2 Separate future development applications will be made to Council providing detailed information relating to each subsequent stage of work.
- 1.3 The Concept masterplan indicates the overall development of the site which will provide lawn and monumental burials, crypts, ash interment and scattering, natural burials as well as new carparking, internal road access, pathways, stormwater drainage, landscaping and other ancillary uses.
- 1.4 Separate approval will be required for civil earthworks, stormwater drainage and other civil infrastructure.
- 1.5 Access to the site will be from both several existing driveways located on Ponds Road and a new vehicle entry point in Tarlington Place.
- 1.6 A site plan for the proposed development is at Figure 1 and sections through the site at Figures 2 to 5.



Figure 1 Overall cemetery plan

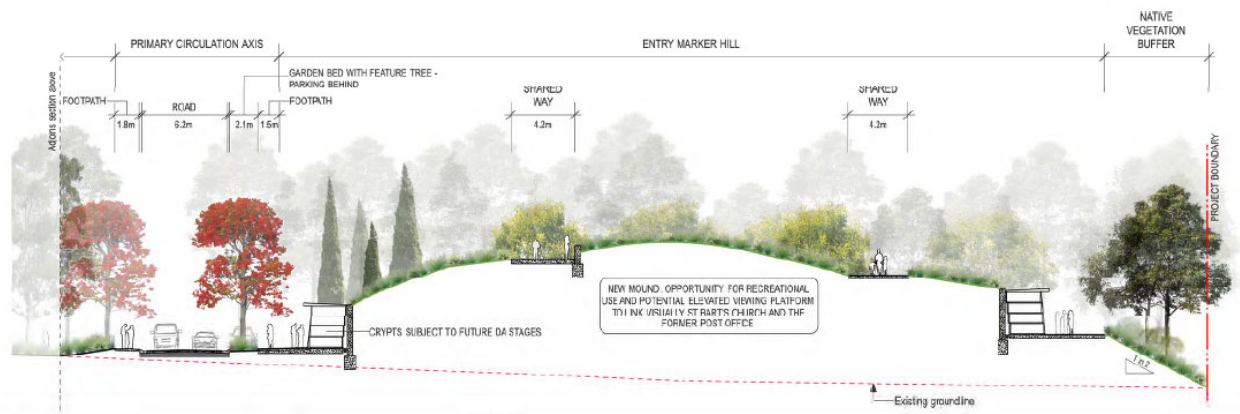


Figure 2 Eastern site section

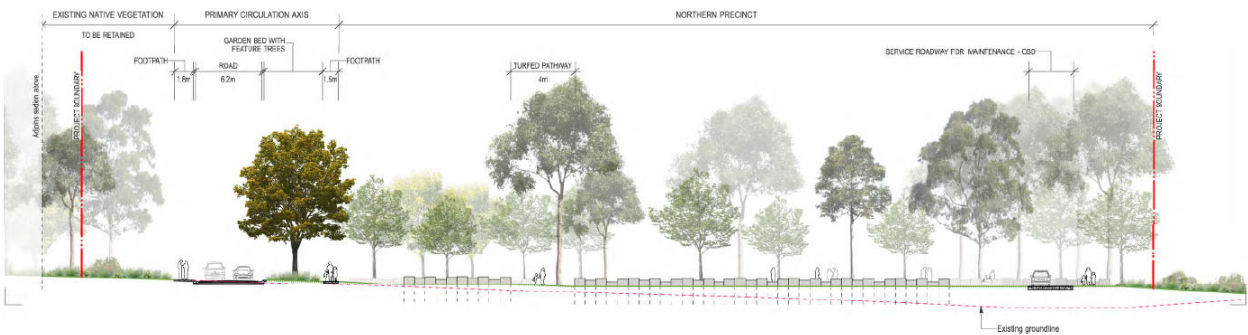


Figure 3 Central site section

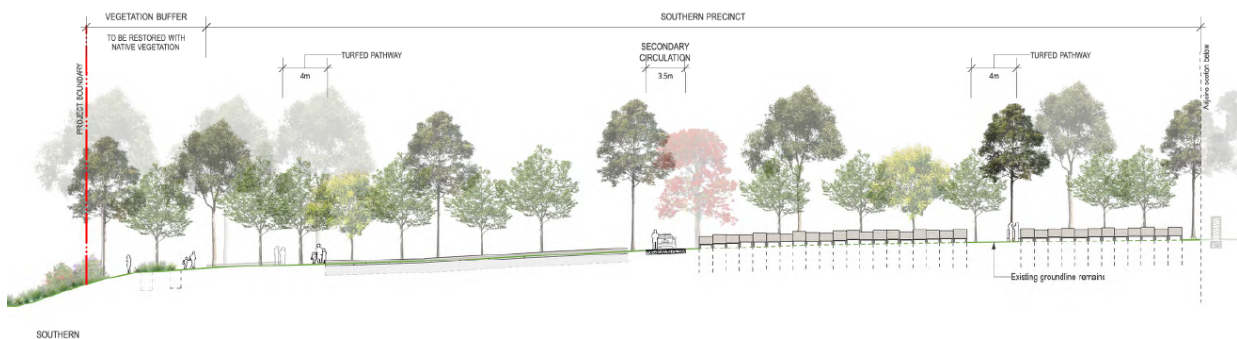


Figure 4 Western site section (south)



Figure 5 Western site section (north)

2 Traffic and parking

- 2.1 The proposal will provide access for vehicles through the site from a main access point located on Ponds Road at the western end of the site and to a new gate on Tarlington Place at the eastern end of the site. These will be the primary access for visitors, staff and service vehicles.
- 2.2 St Bartholomew's Place and Tarlington Place will form part of the new internal road network within the cemetery.
- 2.3 New parking spaces will be provided along the new internal road, supplementing the approved parking areas being constructed beside St Bartholomew's Place as part of the Stage 1A project.

3 Landscaping

- 3.1 The proposal involves the retention of areas of native vegetation as well as the provision of feature planting.
- 3.2 Most existing native vegetation on the site will be improved with vegetated corridors to connect pockets of native vegetation on the site.
- 3.3 Feature planting will contribute towards the retention of existing views of St Bartholomew's Church from the M4 Western Motorway. New feature trees will be provided along the new road running in an east-west direction to provide an alignment of feature trees along the main axis.
- 3.4 Areas of cultural planting involving both deciduous and evergreen species will be provided through the cemetery to reinforce the concept of a cultural site.

4 Heritage

- 4.1 The proposal is supported by a Heritage Impact Assessment (HIA) report prepared by Navin Officer heritage consultants.
- 4.2 There are 2 State-significant heritage items on the subject site including a portion of the Former Great Western Road, Prospect and the former Prospect Post Office. The site also adjoins heritage listed St Bartholomew's Church and Cemetery.
- 4.3 The HIA has found the future development of St Bartholomew Cemetery Expansion has the potential to directly impact the heritage significance of Tarlington Place, the Prospect Post Office Precinct and to indirectly impact the St Bartholomew Church and Cemetery. These impacts may be positive or negative.
- 4.4 The HIA makes several recommendations including:
 - (a) All heritage management policies outlined in the heritage assessment by GML in 2002, the St Bartholomew's Church and Cemetery CMP as it relates to the expansion lands and Prospect Post Office CMP be followed for the cemetery expansion lands,
 - (b) A full assessment including a statement of heritage impact for the St Bartholomew's Church and Cemetery, Great Western Road (remnant) and Prospect Post Office should be undertaken based on the detailed plans and the above management plans and assessments,
 - (c) Subsurface archaeological test excavation should be undertaken in the area of the Old Prospect Post Office in order to determine the nature and extent of surviving archaeological features in the area, and
 - (d) the protocol for the unanticipated discovery of historical archaeological relics and Aboriginal objects be adopted and be referred to as part of any works on site.

5 Contamination

- 5.1 The proposal is supported by a Detailed Site Contamination Investigation prepared by Prensa.
- 5.2 The site has historically been used for agriculture and has, over time, become surrounded by major road corridors and industrial land uses.
- 5.3 Presna found several areas of environmental concern related to soil stockpiles of an unknown origin, site wide potential asbestos containing materials within the soil and the historical use of the site for agriculture.
- 5.4 Presna recommends additional investigation around the underground storage tank to determine whether its use has caused contamination and further consideration of areas where the presence of asbestos was detected.

6 Flooding and water management

- 6.1 The proposal is supported by a stormwater management and flood report prepared by Arup.
- 6.2 The site's topography naturally slopes in an easterly direction to a low point at the northern boundary between Ponds Road and Tarlington Place.
- 6.3 The site has limited existing drainage infrastructure. A 900 mm pipe located at the lowest point of the site conveys stormwater beneath the Great Western Highway to the stormwater network forming part of Girraween Creek. The proposal will improve the management of stormwater on the site with the provision of new drainage infrastructure.
- 6.4 An on-site detention (OSD) basin will be provided to manage the volume of stormwater runoff from the site to pre development flows.
- 6.5 A small part of the site is affected by localised flooding. No buildings are proposed to be constructed in this area and the proposal does not increase the volume of runoff. Moreover, the proposal will mitigate potential flood impacts on downstream areas.
- 6.6 The proposed stormwater management strategy is to manage the majority of site runoff in a combined bioretention and on-site detention basin. The strategy to be implemented will mitigate downstream flood and stormwater quality impacts associated with the development. No adverse flooding impacts to downstream properties are anticipated.
- 6.7 Water sensitive urban design features will be included in the development to reduce the level of pollutants in the stormwater discharged from the site.