

DETAILS OF SITE INSPECTION

DATE	Monday, 23 May 2022, - 2:30pm
LOCATION	1290 Greendale Road, Wallacia

SUBJECT MATTER(S)

PPSSWC-125 – Liverpool – DA-1059/2020 – 1290 Greendale Road, Wallacia – Concept DA and Stage 1 proposal for the construction of a cemetery, including mausoleums, crematoria, chapel, hall, gatehouse, administration buildings, café, parking, access roads, landscaping, earthworks, and flood management works. Stage 1 seeks consent for the demolition of existing structures, bulk excavation and flood mitigation works for the entire site, construction of Pad 1 access road, administration buildings, crematoria, wastewater treatment and parking.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair) and Greg Britton
APOLOGIES	Louise Camenzuli and Ned Mannoun
DECLARATIONS OF INTEREST	Nathan Hagerty, Peter Harle and Karress Rhodes

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kevin Kim
OTHER	Tony Maiolo (Applicant) and Sam Achmar (Citadel Property Group)

KEY ISSUES DISCUSSED

The Chair Justin Doyle and Greg Britton inspected the site accompanied by Kevin Kim and representatives of the Applicant who assisted with access.

The inspection party walked to the lower portion of the site across the treelined creek.

Significant observations and questions raised in discussions between the attending Panel members on site based on observations of the attending panel members were:

1. The alluvial area comprising the lower portion of the site was part of an area of high scenic quality pasture extending to the horizon both up and down river, which is presently unbuilt upon with a strong rural character. The screening of any development in that portion of the site would be important.

2. Is there any reason why the proposed development is not restricted to the relatively high ground at the site, as opposed to encroaching to the Nepean River? Is it because of the assessed scale of demand for the facilities? A comment was made on site by Council's Planner, Kevin Kim, that there were ecological constraints to development on some of the higher ground?
3. Standing water was observed within drains on the lower portion of the site, e.g. drain adjacent to the access road leading to the Nepean River. It was not clear if this standing water represented rainfall perched on relatively impermeable soils or if it represented groundwater 'daylighting' on the site. Can it be confirmed that the excavation in the lower section of the site would not intercept the groundwater table, which, if so, would affect the assessment of the impact of the proposed cut and fill on flood storage. Note that this matter was raised as part of the Record of Deferral.
4. There would be a level of visual impact for residents of the existing small acreages located on the opposite side of the Nepean River. This land is within the Penrith LGA and it is understood these residents were not consulted regarding the proposed development. Should these residents be notified of the development?
5. The sight distances available at the entrance to the proposed development off Greendale Road in both directions should be checked with regard to traffic safety/entry design by Council's traffic officers before determination.