

# **CROWN DEVELOPMENT APPLICATIONS MACARTHUR & WALLACIA MEMORIAL PARKS**

**IPC MEETING**

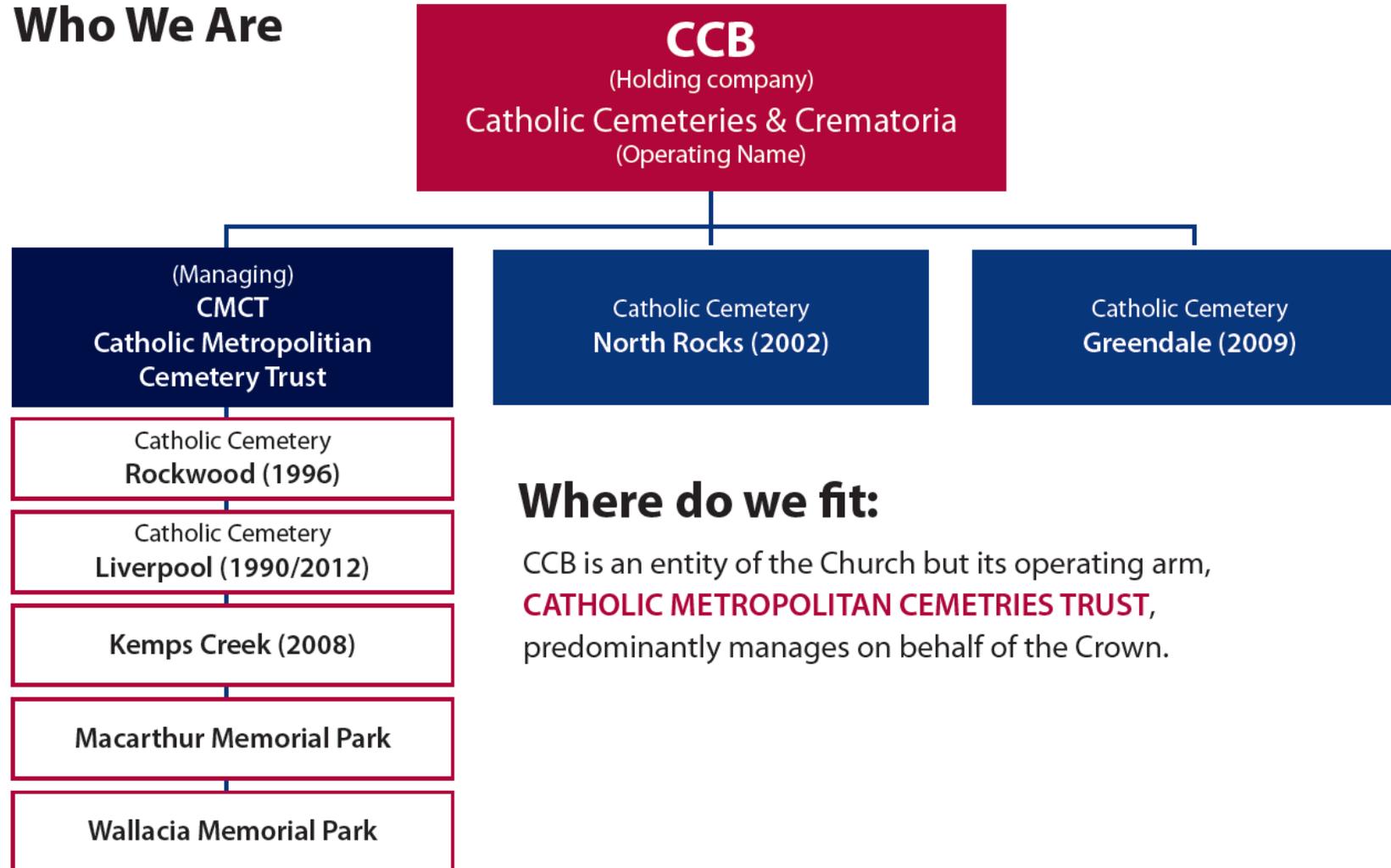
**14 FEBRUARY 2019**



14 FEBRUARY 2019

# CATHOLIC METROPOLITAN CEMETERIES TRUST – WHO WE ARE

## Who We Are



## Where do we fit:

CCB is an entity of the Church but its operating arm, **CATHOLIC METROPOLITAN CEMETRIES TRUST**, predominantly manages on behalf of the Crown.

# THE NEED FOR BURIAL SPACE

- Based on current supply burial space within the Sydney Metropolitan is facing a critical shortfall
- Pre-sale of grave plots is likely to mean that graves may become unavailable for 'at-need' purchaser
- Unavailability can be anticipated in some regions from around 2026, and generally from around 2036 if current supply is unchanged
- Certain faith groups are facing an imminent shortage of burial space which may expire in the next 5 years.

# MACARTHUR MEMORIAL PARK – DA CONSULTATION

- CMCT hosted 2 community information forums on 22 and 24 June 2017.
- A further briefing was held on 21 June 2017 with the Scenic Hills Association.
- Following consultation, the following amendments were made to the DA plans prior to lodgement:
  - Greater clarity regarding the plans and vehicle access points;
  - Further consideration of built form location; and
  - Greater archaeological investigations.
- Following lodgement, the DA was publicly exhibited for 137 calendar days.

# COMMUNITY CONSULTATION – WALLACIA

CONSULTATION	DATES	DURATION	ORGANISER
Community information sessions and stakeholder briefings	15, 20 & 24 February and 22 March 2018	1.5 – 3 hours each	Applicant
DA Exhibition and Notification Period	14 November 2017 – 31 January 2018	17 days (Nov), 31 days (Dec) 31 days (Jan) <b>79 days exhibition</b>	Penrith City Council
Public Meeting	4 April 2018	1 day	Sydney Planning Panel

# KEY QUESTIONS



# CHANGES TO PROPOSALS

# VARROVILLE

## Macarthur Memorial Park Masterplan ST ANDREWS ROAD, VARROVILLE



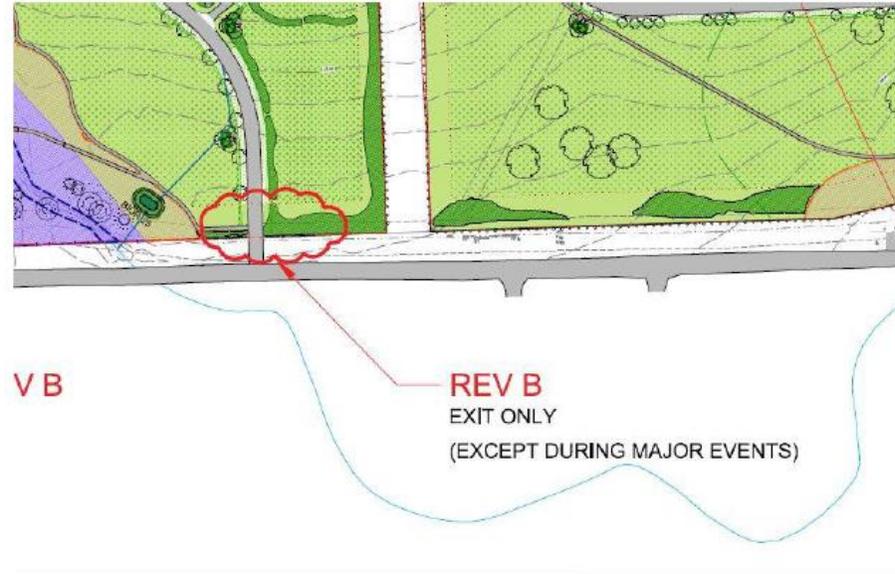
# CHANGES TO PROPOSALS

# VARROVILLE



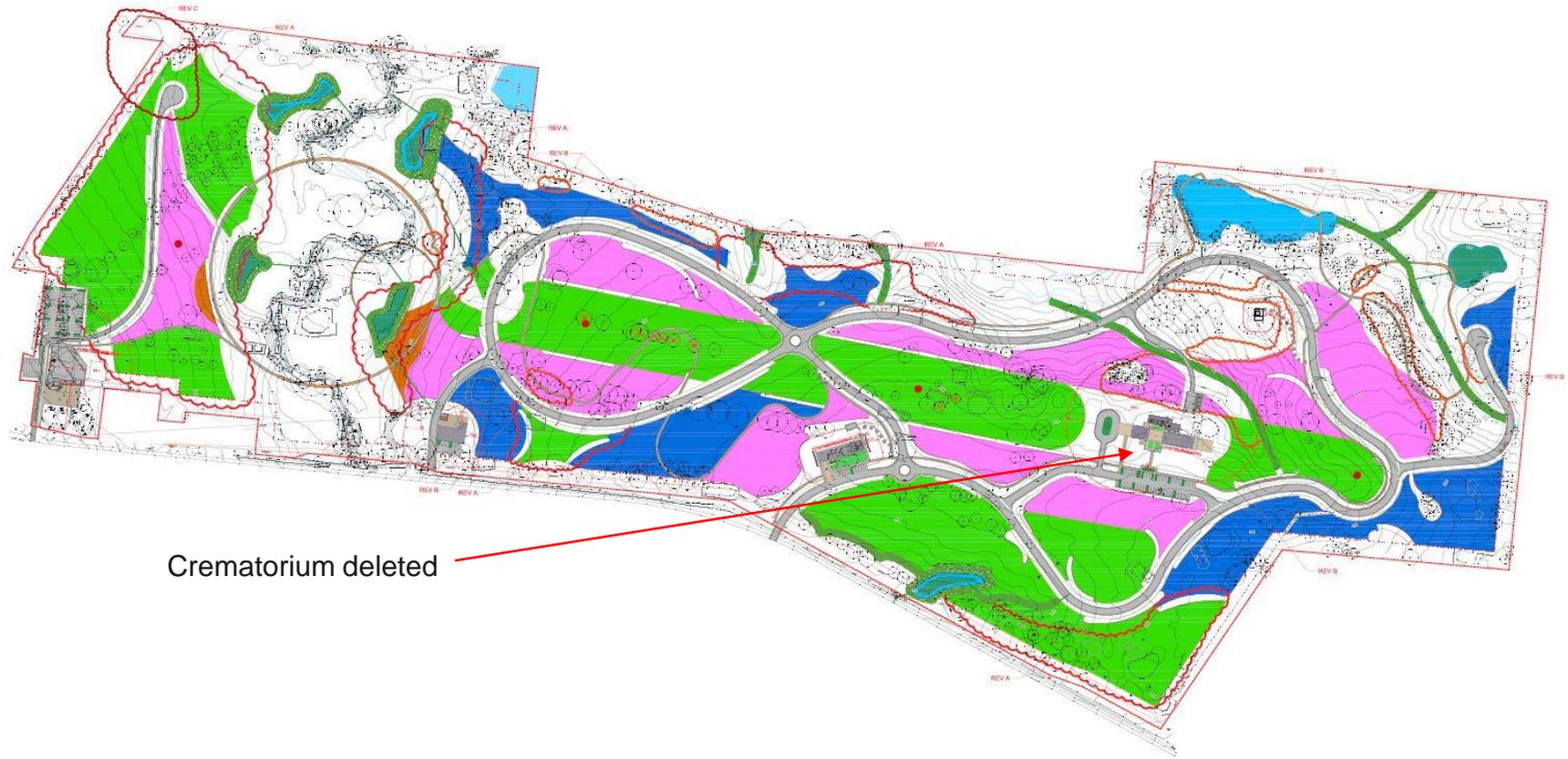
# CHANGES TO PROPOSALS

## VARROVILLE



# CHANGES TO PROPOSALS

## WALLACIA



Crematorium deleted

Issue:	Rev:	Description:	Date:
DA		COUNCIL	24/10/2017
DA	REV A	COUNCIL	08/03/2018
DA	REV B	COUNCIL	17/04/2018
DA	REV C	COUNCIL	01/10/2018

Project title:  
WALLACIA MEMORIAL PARK  
WALLACIA  
Drawing title:  
BURIAL EXTENT AND TYPES

Principal consultant: Client:

# OPERATIONAL NOISE

- CMCT is committed to minimising the noise emitted for maintenance machinery
- These can be included in the Management Plans that have been submitted as part of both DAs

# HOURS OF OPERATION

## VARROVILLE

- The cemetery and parklands will remain open and accessible to the general public daily during daylight hours, 7 days a week.
- The chapel, café and function building will be open to the public between 8.00am and 6.00pm, 7 days a week (some staff may be present outside these hours).
- The administration building will be staffed between 6.00am and 6.00pm daily.
- The heritage outbuildings will be open between 8.00am and 3.00pm, Monday to Friday.

# HOURS OF OPERATION

## WALLACIA

- Chapel, administration building and services outbuilding will have the following hours of operation:
  - Monday to Friday – 7:00am to 5:00pm.
  - Saturday – 7:00am to 12:00pm.
  
- The cemetery will remain open and accessible to the general public for visitation at all times.

# CMP

## VARROVILLE ESTATE

- The outbuildings group (coach house, cottage, slab hut)
- Potential archaeological resource
- Remnant vineyard trenching
- Remains of the former carriage drive
- View from Bunbury Curran Hill



# THE CONSERVATION MANAGEMENT PLAN UNDERPINS EVERY ASPECT OF THE MMP MASTERPLAN



# LANDSCAPE PLAN: THE VISION

**To create a distinctive  
landscape cemetery that  
respects and conserves  
the European and  
Indigenous heritage  
values of the place and  
the important colonial  
landscape...**

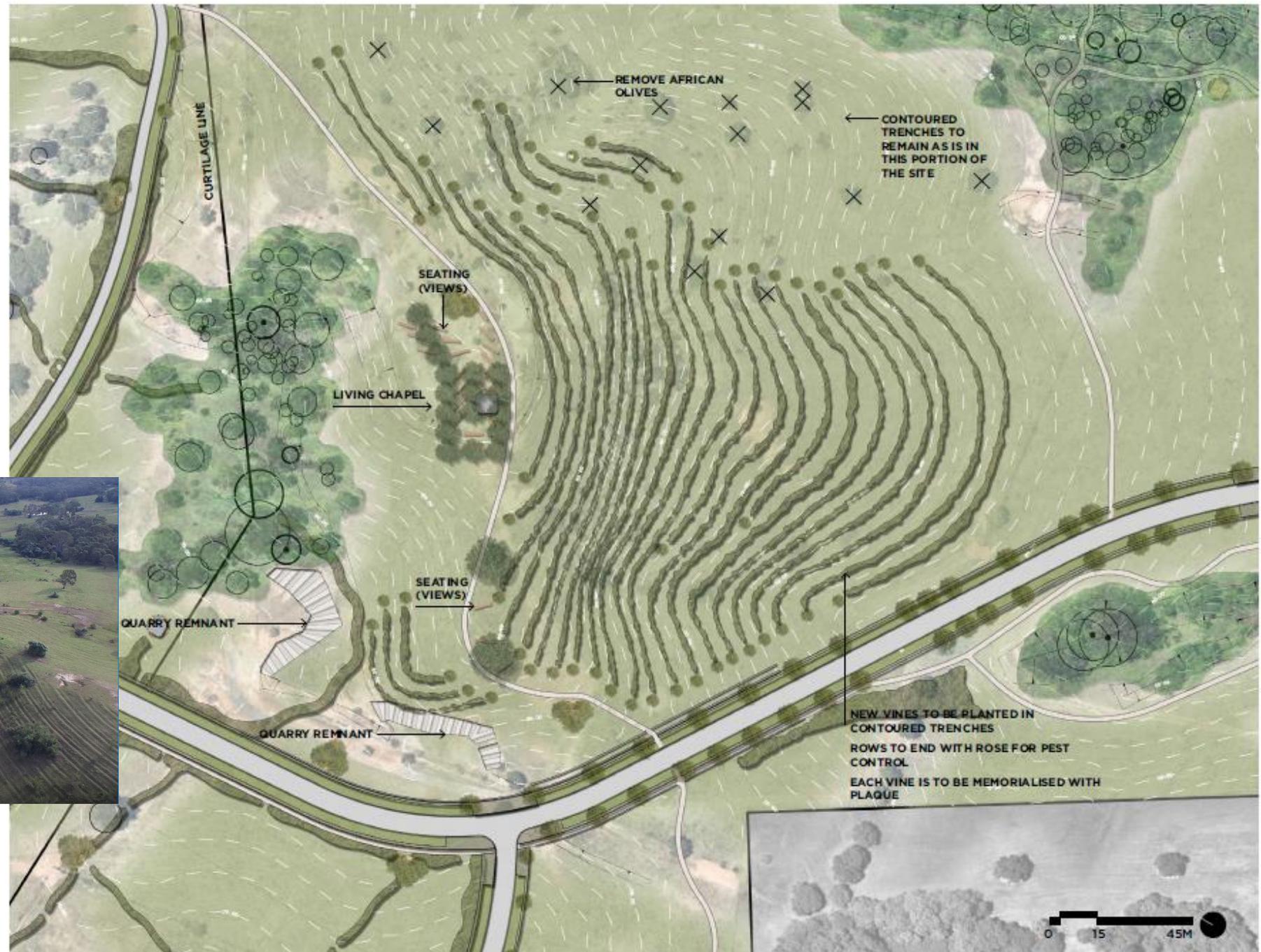


# HOW HAVE WE IMPLEMENTED THE CMP ANALYSIS AND POLICY

- Providing for appropriate adaptive reuse
- Responding to the significant landforms, scenic qualities, rural and cultural landscapes
- Application of a “no-build area” south of the Varroville homestead and a non-burial zone immediately around the homestead
- Minimising intervention to vineyard trenching
- Reinterpretation of the former carriageway
- Limiting the footprint of and sensitively locating development and infrastructure
- Responding to the site in the architectural design of the new buildings
- Responds to significant views and vistas
- Provides for public access
- Preservation/ interpretation of the archaeological resource
- Retains and conserves natural heritage values
- Ensuring new planting is in keeping with rural character
- Retention of dams



# HERITAGE INTERPRETATION



# LOOP ROAD AND TEMPORARY ACCESS TO OUTBUILDINGS

## VARROVILLE



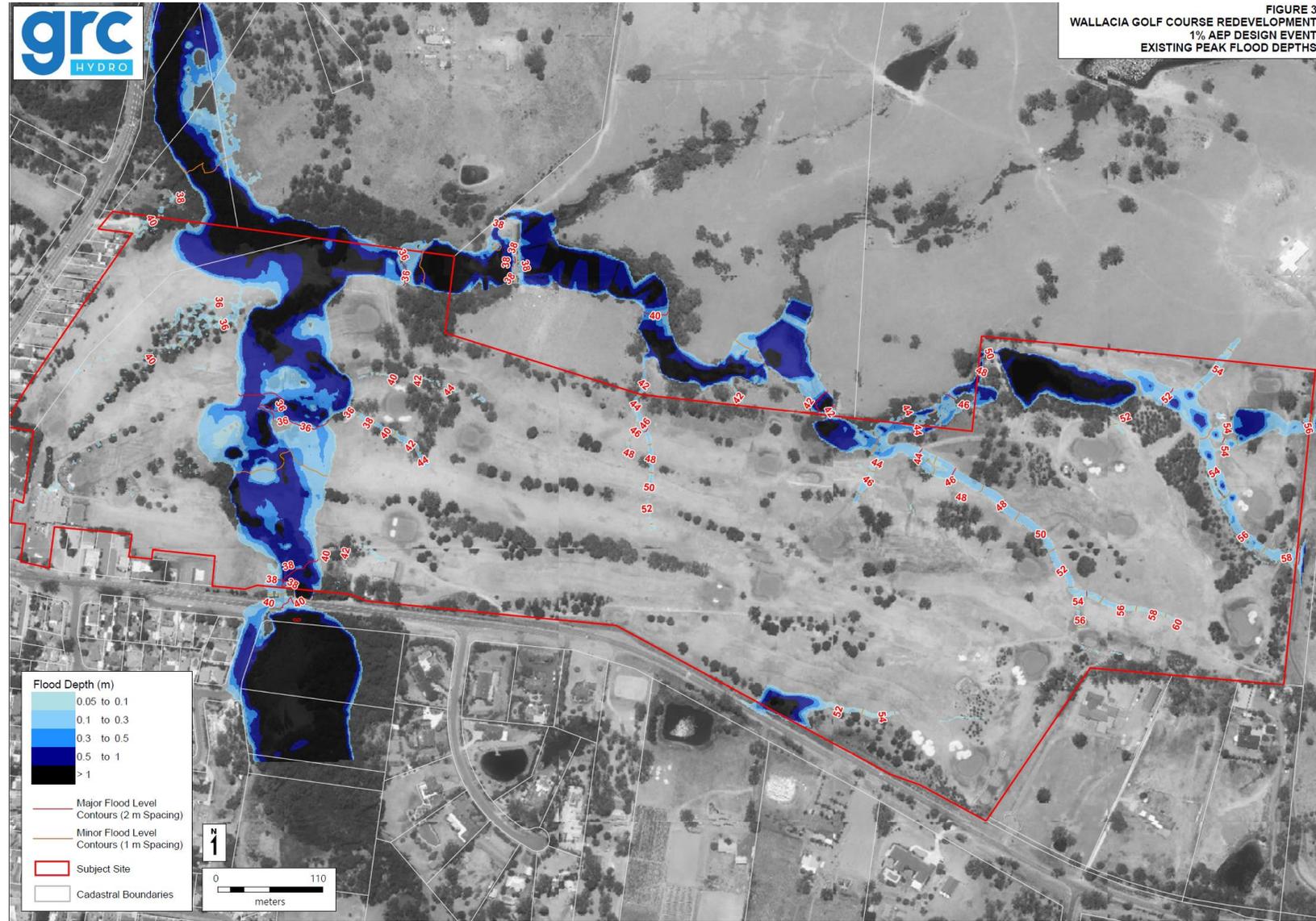
# GRAVE LOCATIONS AND FLOODING

## WALLACIA

- The subject site's flood affectation is mild in the 1% AEP event and it is not substantially altered by the proposed development
- Detailed TUFLOW Modelling has been prepared for the application to allow for an informed assessment of the site with regards to floodwater.
- No physical works with flood prone land is proposed with exception of the road network.
- Flood liability of the road layout has been relieved via implemented cross-flow drainage, although element sizes are relatively minor at approximately 300 mm diameter in the majority of cases

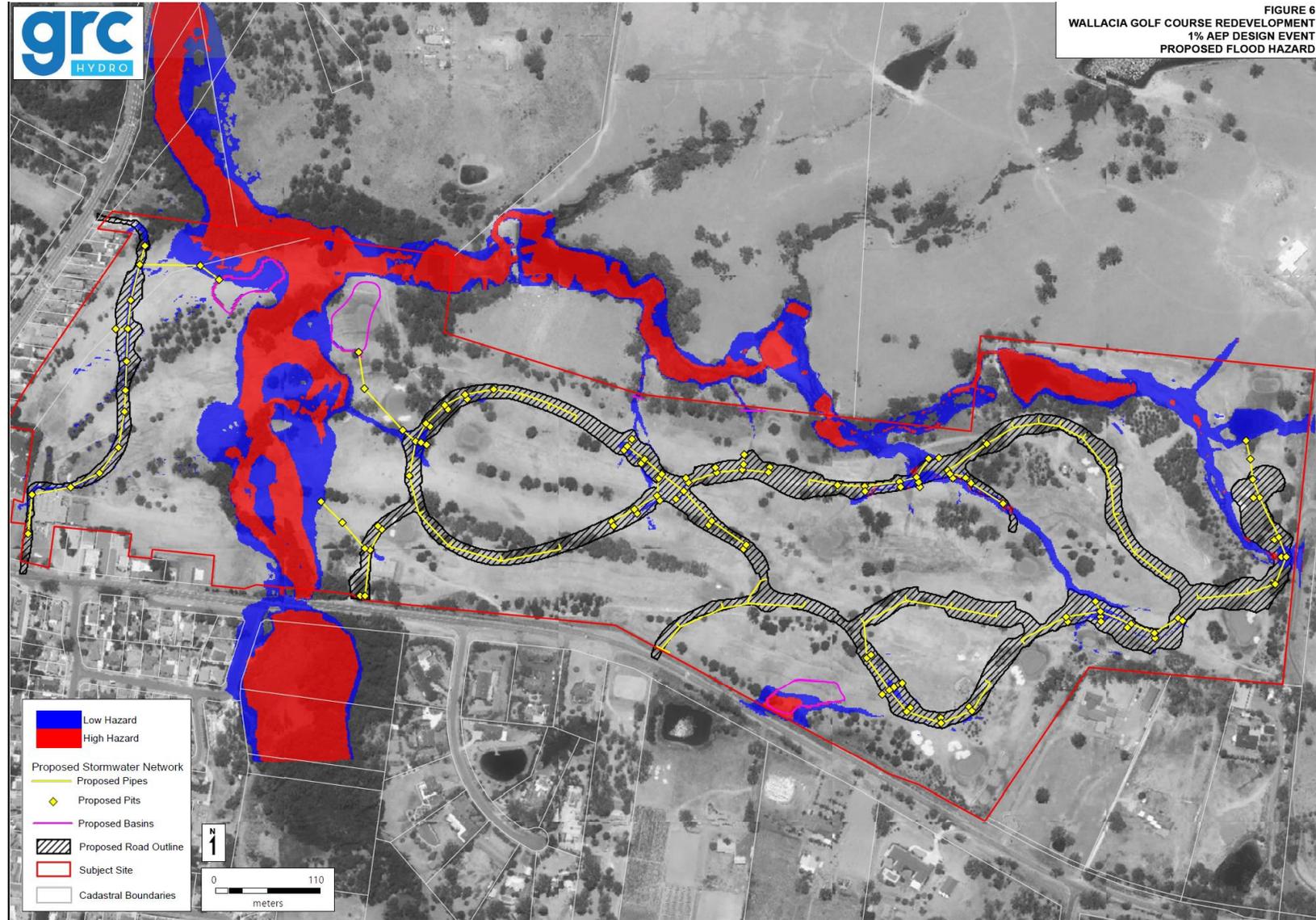
# FLOOD DEPTH LEVELS – 1% FLOOD EVENT

## WALLACIA



# 1%AEP FLOOD EVENT – FLOOD HAZARD

## WALLACIA



# 1%AEP FLOOD EVENT

Purple line – 1 in 100 flood line  
Blue line – 1 in 5 flood line



# REVIEW OF DRAFT CONDITIONS

## VARROVILLE

- Applicant agrees to all conditions except for the following which are requested for removal or revision:
  - Conditions (7), (9), (10), (15), (35), (36), (43), (35) and (37).
- A number of draft conditions require documentation to be approved by Council or work completed to the satisfaction of Council. It is requested these conditions be amended to require the applicant to prepare relevant documentation or undertake design work **in consultation** with Council rather than to the satisfaction or approval of Council. This is to encourage a more collaborative approach and to avoid unnecessary delays.

# REVIEW OF DRAFT CONDITIONS

## WALLACIA

- Applicant agrees to all conditions except for the following which are recommended to be amended:
  - Conditions (3b) , (5), (17), (20), (29), (31) , (33), (35) and (37).
- Conditions recommended for amendment generally require the applicant to prepare relevant documentation or undertake design work **in consultation with Council rather than to the satisfaction / approval of Council**. This is to encourage a more collaborative approach and to avoid unnecessary delays.

# SUPPLEMENTARY INFORMATION



# MACARTHUR MEMORIAL PARK



# MACARTHUR MEMORIAL PARK – THE PROPOSAL

- The DA seeks approval for the following specific uses and works for the site:
  - Use and operation of the site for a “cemetery” and associated publicly accessible parklands / “recreation areas”;
  - Burial areas and memorialisation guides;
  - Construction of six (6) new buildings on the site and the ancillary use of the buildings in association with the cemetery and publicly accessible parklands;
  - Restoration of the historic buildings and heritage interpretation of Aboriginal and European historical elements of the site and locality;
  - Stormwater infrastructure and other site services.

# MACARTHUR MEMORIAL PARK MASTERPLAN

Site Area: 113.37 hectares



# MACARTHUR MEMORIAL PARK – BURIAL EXTENT AND TYPE



# MACARTHUR MEMORIAL PARK – STAGING PLAN



# SITE SPECIFIC AMENDMENTS TO CAMPBELLTOWN LEP

- On 20<sup>th</sup> February 2017 a suite of amendments to the Campbelltown LEP were gazetted to facilitate the use of the Varroville site for a cemetery. These amendments were initiated by the CMCT some 4 years earlier.
- The amendments were endorsed by the Regional Panel prior to gazettal. Importantly, the Regional Panel decision reflected the critical and demonstrable need to provide new interment space in metropolitan Sydney.
- In summary the LEP amendments:
  - Permit the site to be used as a cemetery.
  - Include specific heritage and visual impact provisions.
  - Are contained in Clause 7.7 and a new Clause 7.8A that were inserted into the LEP.
  - Supplement existing planning controls that apply more broadly over the “Scenic Hills”.
- These amendments are detailed and discussed as follows below.

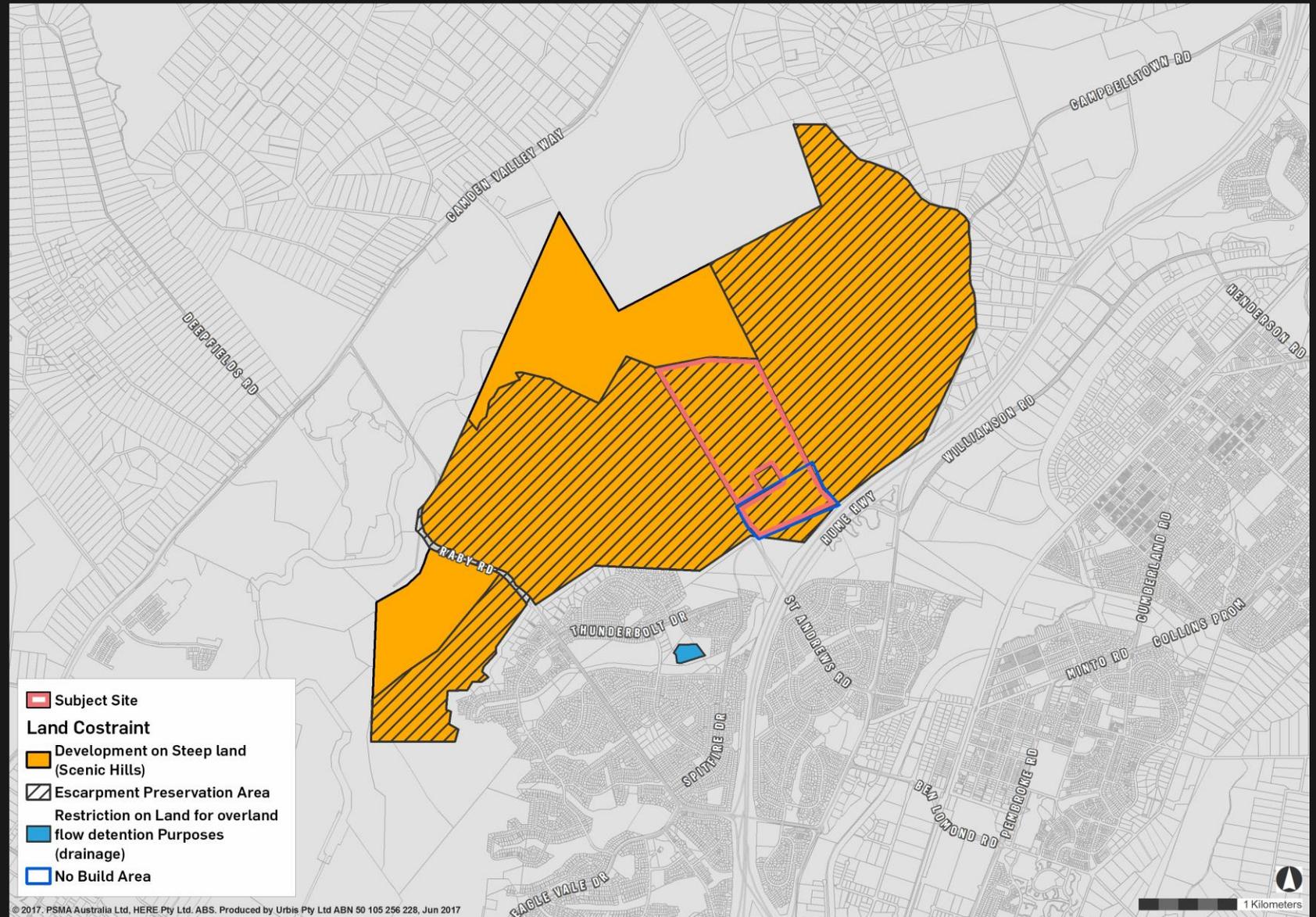
# CLAUSE 7.7 CONSIDERATIONS FOR DEVELOPMENT ON ENVIRONMENTALLY CONSTRAINED LAND

- The objective of this clause is to prevent inappropriate development on land that is subject to environmental constraints.
- This clause applies broadly across the Scenic Hills and includes the Varroville site and is illustrated on the Environmental Constraints Map that forms part of the LEP.
- The clause includes a “No Build Area” specific to the Varroville site.
- *In determining whether to grant development consent to development on the land to which this clause applies, the consent authority must consider the following matters.....:*

*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.*

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

# CLAUSE 7.7 NO BUILD AREA



**CLAUSE 7.8A**  
**USE OF CERTAIN LAND**  
**AT**  
**166–176 ST ANDREWS RD,**  
**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 (**emphasis added**)*

# CONSERVATION MANAGEMENT PLAN

- Clause 7.8A of the Campbelltown LEP endorses a CMP for the Varroville Estate.
- By law, development for a cemetery on this site “***will be carried out in accordance with the CMP....and the supplementary information... ”***”
- The CMP:
  - Was informed by a conceptual Cemetery Masterplan which is explicitly referenced in the CMP.
  - Introduces a total of 107 conservation policies which must be used to guide development of the site.
  - Recommends a heritage curtilage (2 options) be established for the site,

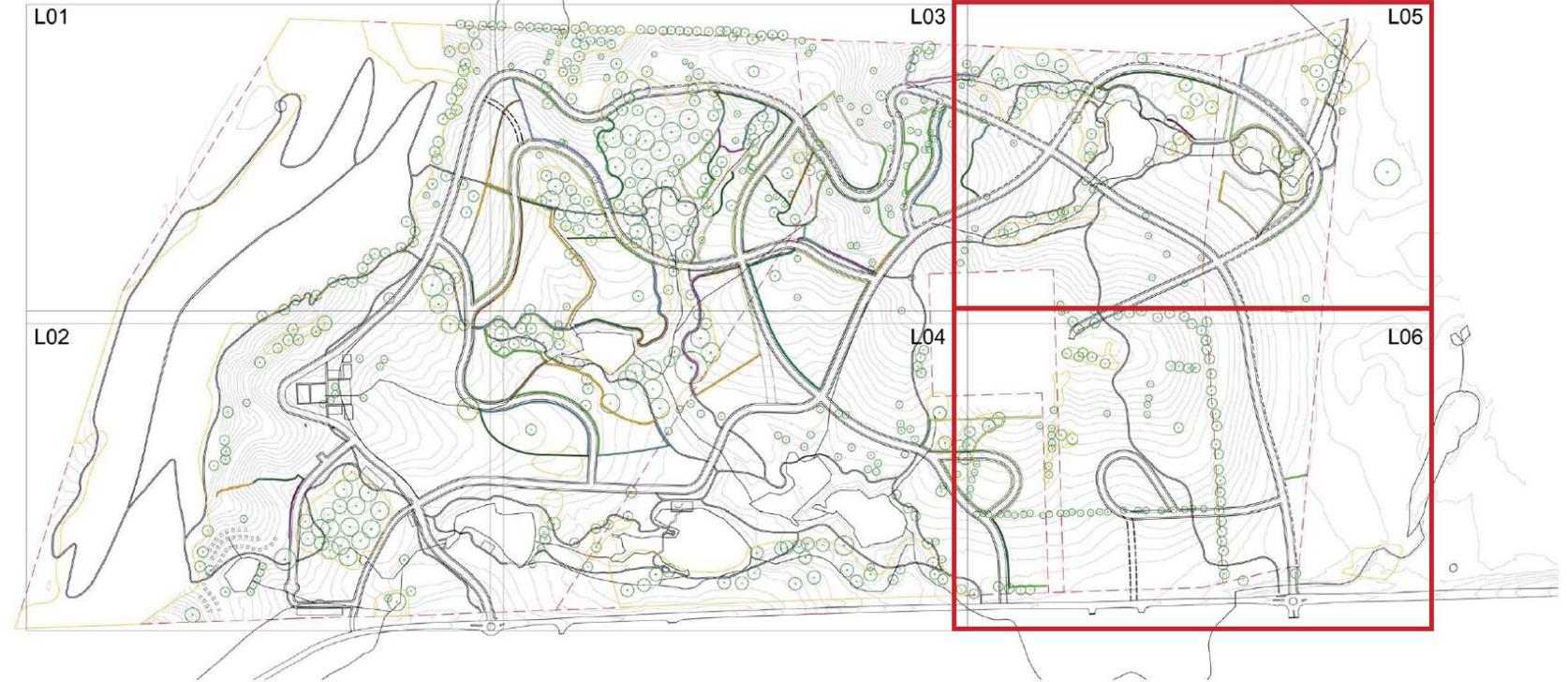
# CMP MASTERPLAN



*The conceptual Master Plan shows a group of small buildings in an appropriate location that is consistent with traditional siting of buildings and is consistent with the rural character of the Scenic Hills and the objectives of the zoning of the relevant part of the land. The form of development proposed would in most views appear no different from an area of landscaped rural parkland consistent with its existing rural character (CMP p.129).*

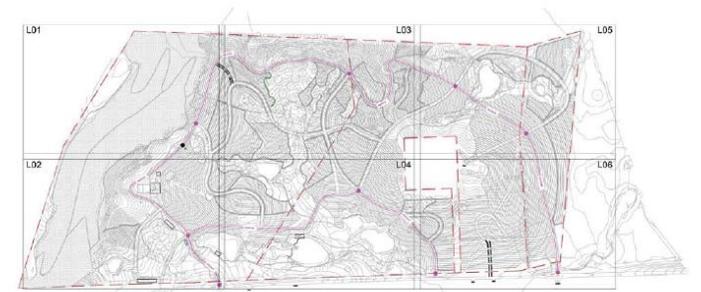
# SUPPLEMENTARY INFORMATION 22-8-2016

## EXTRACTS



LEGEND:  
SCREEN PLANTING

TYPE A	TYPE I	TYPE Q
TYPE B	TYPE J	TYPE R
TYPE C	TYPE K	ANIMATION TEST ROUTE
TYPE D	TYPE L	
TYPE E	TYPE M	
TYPE F	TYPE N	
TYPE G	TYPE O	
TYPE H	TYPE P	





# MACARTHUR MEMORIAL PARK – DA CONSULTATION

- CMCT hosted 2 community information forums on 22 and 24 June 2017.
- A further briefing was held on 21 June 2017 with the Scenic Hills Association.
- A briefing offer was also made to the Campbelltown City Council and State MPs for the electorates of Campbelltown and Macquarie Fields.
- Following consultation, the following amendments were made to the DA plans prior to lodgement:
  - Greater clarity regarding the plans and vehicle access points;
  - Further consideration of built form location; and
  - Greater archaeological investigations.
- Following lodgement, the DA was publicly exhibited for 137 calendar days.

# MACARTHUR MEMORIAL PARK – HERITAGE RESPONSE

- The Campbelltown LEP endorses a Conservation Management Plan for the site.
- The 104 policies detailed within the CMP have been used to guide the development of the proposal masterplan.
- The proposal seeks to restore the existing heritage outbuildings of the Varroville Estate.
- The overall design is considered to be one that celebrates the landscape and makes it accessible to all.
- CMCT has also proposed extensive interpretation of the site's significant European and Aboriginal values as an integrated part of the site design and planning noting the heritage significance of the site.

# MACARTHUR MEMORIAL PARK – SCENIC VALUES

- CMCT has engaged Richard Lamb and Associates to assess the visual impact of the proposal.
- The photomontages prepared for the project demonstrate that the site will have minimal to no visual impact when viewed from urban areas within the City of Campbelltown.
- Requests to enter 196 St Andrews Road (Varroville House) to document the visual impact of the proposal on this property have been declined by the site's owner on multiple occasions.
- The Visual Impact Assessment has demonstrated that Varroville House is not visible from locations off the site that would be negatively affected.

# MACARTHUR MEMORIAL PARK – TRAFFIC GENERATION AND MANAGEMENT

- Traffic modelling for a worst case scenario has been undertaken as part of the application process. This modelling has been based on observed trends for Rookwood and Liverpool cemeteries.
- Appropriate capacity exists within St Andrews Road to cater for the proposed development without significant augmentation.
- A right turn lane is proposed to enable safe access to the site's main entry from St Andrews Road.

# MACARTHUR MEMORIAL PARK – ACOUSTIC IMPACT

- No traffic noise intrusion is forecast for the proposed buildings on site.
- Traffic noise generation on St Andrews Road in a worst case scenario is expected to exceed the relevant criteria at the following locations:
  - Parish of Our Lady of Mount Carmel for all Stages between 2 and 5 dB above the absolute criteria.
  - Mount Carmel Retreat Centre at full development only and only by 1dB which is considered marginal.
- Mitigation measures can be imposed as a condition of consent to address the identified non-compliance.
- Plant and equipment used can be used meet appropriate standards subject to detailed design.

# MACARTHUR MEMORIAL PARK – ECOLOGICAL/ ENVIRONMENTAL CONSIDERATIONS

- No threatened flora species have been recorded on site, however, stands of *Cumberland Plan Woodland* are located on the site.
- 1.7 hectares of the woodland is proposed for removal for APZs for buildings and pathways.
- Revegetation is proposed at an offset of greater than 10:1 thereby addressing any net losses.
- A Vegetation Management Plan (VMP) detailing the revegetation works has been prepared in support of the application. The VMP will ensure the ecology of the area is protected and watercourses maintained.
- Road widths of 6.5m (two way) and 3.5m (one way) are proposed in accordance with advice provided by the NSW Rural Fire Service.

# MACARTHUR MEMORIAL PARK – HOURS OF OPERATION

- The cemetery and parklands will remain open and accessible to the general public daily during daylight hours, 7 days a week.
- The chapel, café and function building will be open to the public between 8.00am and 6.00pm, 7 days a week (some staff may be present outside these hours).
- The administration building will be staffed between 6.00am and 6.00pm daily.
- The heritage outbuildings will be open between 8.00am and 3.00pm, Monday to Friday.

# REVIEW OF DRAFT CONDITIONS

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# WALLACIA MEMORIAL PARK



# THE SITE

Site Area: 42 hectares



## LEGEND

■ SITE BOUNDARY

## PRELIMINARY

DATE: 18.10.2017  
JOB NO: SAG970  
DWG NO: 001-001

# **WALLACIA MEMORIAL PARK – THE ORIGINAL PROPOSAL**

- The original DA sought approval for the following specific uses and works for the site:
  - Use and operation of the site for a “cemetery”, “crematorium” associated publicly accessible parklands / “recreation areas”;
  - A new chapel building, a new single storey administration building and services outbuilding;
  - Refurbishment of the Golf Course Club House and retention of a 9-13 Golf Course for 70 years;
  - Provision of a new internal road network accessible from Park Road;
  - Provision of on-site formal car parking for up to fifty (50) cars and provision of kerbside shoulder carparking throughout the internal road network;
  - Burial areas and memorialisation guides

# WALLACIA MEMORIAL PARK – AMENDED PROPOSAL

- The original DA sought approval for the following specific uses and works for the site:
  - Use and operation of the site for a “cemetery”, ~~“crematorium”~~–associated publicly accessible parklands / “recreation areas”;
  - A new chapel building, a new single storey administration building and services outbuilding;
  - Refurbishment of the Golf Course Club House and retention of a 9-13 Golf Course for 70 years;
  - Provision of a new internal road network accessible from Park Road;
  - Provision of on-site formal car parking for up to fifty (50) cars and provision of kerbside shoulder carparking throughout the internal road network;
  - Burial areas and memorialisation guides
  - **DA was amended to remove the crematorium**

# WALLACIA MEMORIAL PARK MASTERPLAN



CHAPEL & CREMATORIUM (BELOW)  
(NEW)

ENTRANCE C  
(SECONDARY)

FUNCTION ROOMS  
(EXISTING &  
REFURBISHED)

ENTRANCE B  
(STAFF ONLY)

WORKSHOP  
(EXISTING)

ENTRANCE A  
(MAIN)

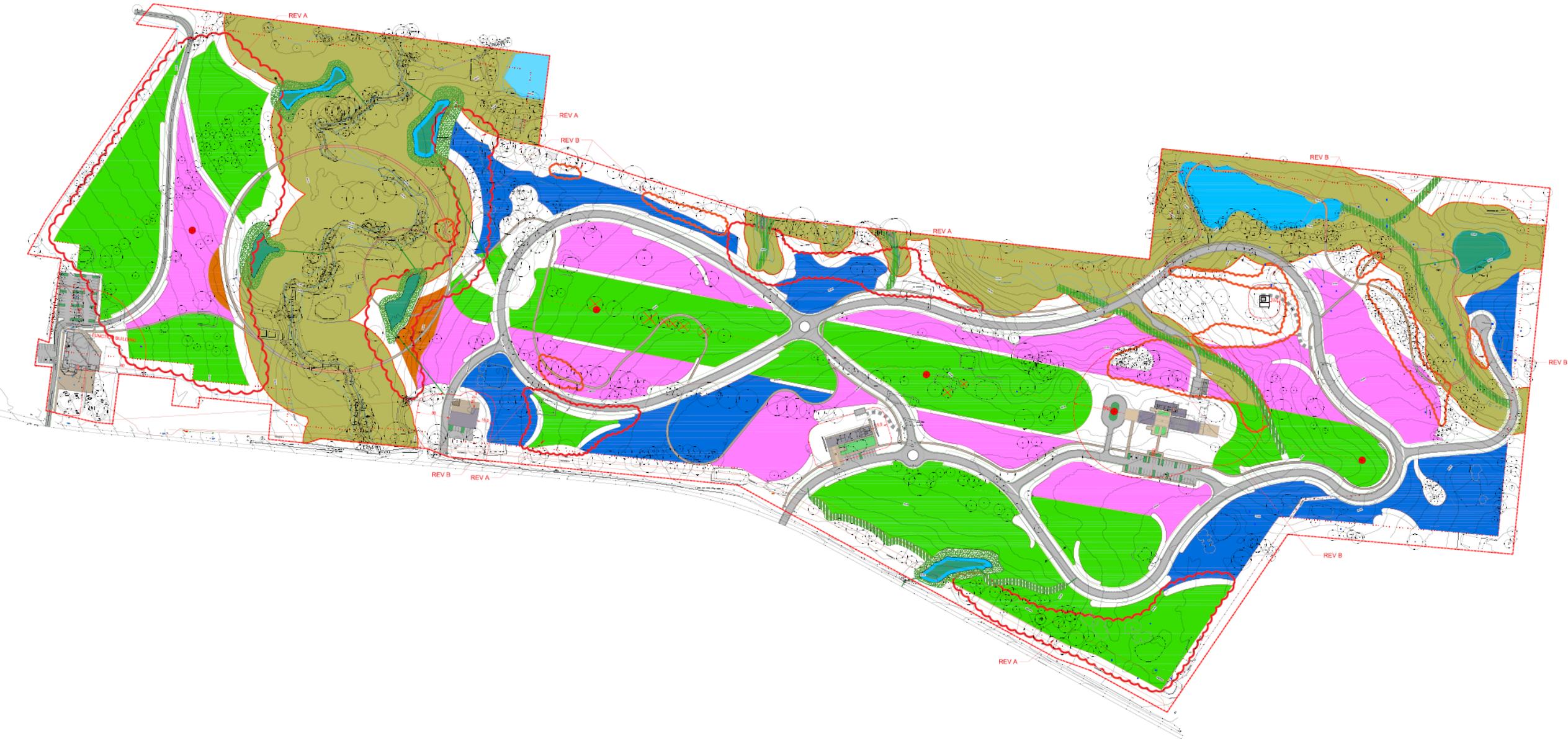
ADMINISTRATION  
BUILDING  
(NEW)

EXISTING TELCO TOWER

P A R K

R O A D

# WALLACIA MEMORIAL PARK - BURIAL EXTENT AND TYPE



# STAGING PLAN

## STAGE 1 (From 2023 to 2113)

- Administration and Chapel/Crematorium Complex Constructed
- Golf Club refurbishment
- New eastern entrance
- All roads within Stage 1 only (to the extent permissible under Bushfire Regulation).
- All landscaping and furniture within Stage 1.

## STAGE 2 (From 2114 to 2138)

- All roads within Stage 2 only
- All landscaping and furniture within Stage 2.
- Western part of the site developed as a Public Open Space.

## STAGE 3 (From 2139 to 2150)

- All roads within Stage 3 only
- All landscaping and furniture within Stage 3.

The above stages are based on current statistical information and projections.



# **WALLACIA MEMORIAL PARK – HOURS OF OPERATION**

- Chapel, administration building and services outbuilding will have the following hours of operation:
  - Monday to Friday – 7:00am to 5:00pm.
  - Saturday – 7:00am to 12:00pm.
  
- The cemetery will remain open and accessible to the general public for visitation at all times.

# WALLACIA MEMORIAL PARK – ZONING AND PERMISSIBILITY

- The subject site is zoned E3 Environmental Management under the PLEP 2010.
- The proposed use of the site for the purpose of a ‘*Cemetery*’ is permitted with Development Consent under the PLEP 2010.
- The crematorium has been removed from the proposed DA.
- The use as a golf course (defined as a recreation facility (outdoor)) is prohibited under the PLEP 2010. The site benefits from existing use rights as the golf course continues to operate on the site.

## Water Management and Flood Planning

C3 Water Management		
<p><b>3.2 – Catchment Management and Water Quality</b></p> <p>Commercial land use developments are required to meet Council’s water conservation and stormwater quality and quantity targets.</p> <p><i>Affected developments must submit a WSUD Strategy (report dealing with measures to be implemented as part of the development) with a Development Application.</i></p>	<p>Warren Smith &amp; Partners have prepared a Civil Engineering Services Report at <b>Appendix K</b>. The report and the masterplanning approach have been based on WSUD principles.</p>	<p>Yes</p>
<p><b>3.3- Watercourses, wetlands and riparian corridors</b></p> <p>4) <i>Protection and Enhancement of Riparian Corridors</i></p>	<p>A Watercourse Assessment has been prepared for the application by Travers Bushfire and Ecology. This report as attached as <b>Appendix Q</b> of this report and confirms that the proposal will provide a good levels of riparian protection and revegetation including native vegetation protection zones immediately adjoining</p>	<p>Yes</p>
<p>a) <i>All riparian corridors should comprise a vegetated riparian zone along each side of the waterway (see Figure C3.1)</i></p>	<p>the riparian corridors and as such is considered to have a positive impact on the watercourses located on site when considered holistically.</p>	
<p><b>3.5 – Flood Planning</b></p> <p>1) <i>Submission requirements</i></p> <p>a) <i>Where relevant, a comprehensive flood study, incorporating:</i></p> <p>i) <i>A survey of the main watercourse;</i></p> <p>ii) <i>A survey of the site; and</i></p> <p>iii) <i>A detailed flood and drainage investigation which establishes the estimated 1% AEP (100 year ARI) flood level; is to be submitted with any development application on land identified as fully or partially flood affected. The levels on the survey are required to be verified during construction by a survey certificate.</i></p> <p>6) <i>Industrial/Commercial – New Development</i></p> <p>a) <i>Floor levels shall be at least 0.5m above the 1% AEP (100 year ARI) flood or the building shall be flood-proofed to at least 0.5m above the 1% AEP (100 year ARI) flood. If floor levels are below the 1% AEP (100 year ARI) flood the matters listed in section 7 i) – vii) shall be addressed.</i></p> <p>b) <i>Flood safe access and emergency egress shall be provided to all new developments.</i></p>	<p>The site is traversed by Jerrys Creek. The proposal has been designed having regard to flooding constraints and reflect recommendations contained in the specialist reports supporting the DA.</p>	<p>Yes</p>

## Stormwater Management and Drainage

<p><b>3.6 – Stormwater Management and Drainage</b> <i>On-Site Stormwater Detention (OSD)</i></p>	<p>The stormwater drainage network has been designed to capture and reticulate the majority of the site's catchment to a number of proposed basins on site.</p>	<p>Yes</p>
<p>a) <i>Adequate stormwater systems shall be designed and constructed to ensure that, for all rainwater events up to and including the 1:100 Average Recurrence Interval (ARI) event, new development and redevelopments do not increase stormwater peak flows in any downstream areas.</i></p> <p>b) <i>On-site stormwater detention systems must release water after any rainfall events to maximise future capacity and, therefore, cannot include rainwater tanks, water retention basins or dams.</i></p> <p>c) <i>Detention storage is to be located at a level that is above the 1:5 ARI flood level.</i></p> <p>d) <i>On-site detention systems are to be designed using a catchment wide approach. Advice should be sought from Council's Engineering Services Unit in this regard.</i></p> <p>e) <i>For developments above 2 hectares, designs shall be prepared by a suitable qualified civil engineer.</i></p> <p>f) <i>On-site stormwater detention mechanisms should have a maintenance program in place.</i></p> <p>g) <i>On-site stormwater detention mechanisms should be placed on the title of the relevant allotment/property to ensure their retention and maintenance.</i></p>	<p>These basins will act as on-site detention, ensuring the post development flow rates of the development do not increase when compared with the pre-development state. The required volume of these tanks has been calculated using a RORBS model and is outlined in the Stormwater Management Plan (SWMP) by Stormy Water Solutions. The location of these basins is outside of the 5% AEP flood extents as per PCC requirements.</p>	
<p><i>New Drainage Design</i></p> <p>a) <i>Any new piped drainage system shall be designed to control minor stormwater flows under normal operating conditions for an ARI of 5 years.</i></p>		

## Noise and Vibration

C12 Noise and Vibration		
<p><b>12.4 Industrial and Commercial Development</b></p> <p><i>a) Council will not grant consent to any noise generating industrial development, commercial development or licensed premises unless it can be demonstrated:</i></p> <p><i>i) The development complies with the relevant State Government authority or agency standards and guidelines for noise, as well as any relevant Australian Standards;</i></p> <p><i>ii) The development is not intrusive (as defined in the EPA's Industrial Noise Policy);</i></p> <p><i>iii) Road traffic noise generated by the development complies with the provisions of Section 12.1 Road Traffic Noise of this Section;</i></p> <p><i>iv) The development complies with rail noise and vibration criteria; and</i></p> <p><i>v) The development does not adversely impact on the amenity of the area or cause sleep disturbance.</i></p> <p><i>a) All development applications where the above controls are relevant are required to provide a Noise Impact Statement</i></p>	<p>An Acoustic Assessment of the proposal has been prepared by Acoustic Studio at Appendix X. The assessment specifically addressed the impacts of the following:</p> <ul style="list-style-type: none"> <li>- Traffic Noise Intrusion;</li> <li>- Mechanical Plant; and</li> <li>- Use.</li> </ul> <p>The proposed development will meet all relevant noise emission criteria at the nearest sensitive receivers.</p>	<p>Yes</p>

## Land Use Controls – Cemeteries, Crematoria and Funeral Homes

Part D - Land Use Controls D5 Other Land Uses		
<b>5.8 Cemeteries, Crematoria and Funeral Homes</b>	The site is not located immediately adjacent residential properties	Yes
1. Cemeteries, crematoria and funeral homes may not locate immediately adjacent to properties used primarily for residential development only (including rural residential/rural living or seniors housing) unless a sufficient separation can be obtained between any buildings on the site and any adjacent dwellings. The extent of the separation needed will vary with the scale of the proposed development		
2. Sufficient separation should also be provided to minimise potential conflicts between cemeteries and crematoria and properties used for agriculture in rural areas	The landscape masterplan incorporates separations as reflected in the burial plan, and ancillary crematorium being positioned as part of the basement to the chapel building located centrally within the eastern portion of the site.	Yes
3. Cemeteries and crematoria must locate on a site with a minimum area of 10 hectares	The site area is 42ha.	Yes
4. A landscaped buffer zone 15m wide must be provided to the side and rear boundaries of the site.	The proposal gives provision of landscape buffers that exceed 15m,	Yes
5. Cemeteries, crematoria and funeral homes must locate on a road with sufficient capacity to accommodate likely traffic generation	Park Road is capable of accommodating additional traffic generation. This has been confirmed in the Traffic impact report	Yes
6. A traffic impact assessment may be required for the development of a cemetery, crematorium or funeral home.	A Traffic Impact assessment is provided as part of this DA. The report confirms that the use can occur on the site without generating unacceptable traffic impacts	Yes
7. Cemeteries and crematoria must comply with relevant legislation including the Public Health Act 1991 and Protection of the Environment Operations Act 1997 and supporting regulations	The proposed cemetery is design to enable compliance with the Public Health Act 1991 and Protection of the Environment Operations Act 1997 and supporting regulations. This is reflected in specialist studies that confirm the site is suitable for the use. Ongoing compliance with these statutes would form reasonable conditions of consent.	Yes

## Key Precincts – Mulgoa Valley

Part E - Key Precincts E9 Mulgoa Valley		
<b>9.1.1 Heritage Items and Vistas</b>		
1. No structures are to be located in the view corridors linking the heritage items of Cox's Cottage, St Thomas's Church and Fernhill.	All buildings will not impact on the view of heritage items and are sufficiently screened. This has been confirmed in both the Heritage and Visual Impact Assessments accompanying this DA.	Yes
2. Figures E9.1 and E9.2 show the extent of the historic landscapes and curtilages in the Mulgoa Valley and should be used in assessing the impact development may have on them. Buildings are to be screened from view from heritage items and their curtilages. (Figures E9.1 and E9.2 are located at the end of Section 9.1)	All buildings will not impact on the view of heritage items and are sufficiently screened. This has been confirmed in both the Heritage and Visual Impact Assessments accompanying this DA.	Yes
3. The vistas from the major heritage items in Mulgoa Valley are shown on the LEP on the Scenic and Landscape Values Map. No development is permitted in the vistas of these heritage items unless they are for the purpose of restoring, rehabilitating or preserving elements of the heritage items, such as fences, outbuildings, gates, roadways or plantings. Such structures should be designed and sited so as not to detract from the vistas.	All buildings will not impact on the view of heritage items and are sufficiently screened. This has been confirmed in both the Heritage and Visual Impact Assessments accompanying this DA	Yes
4. Landscaping, including trees, should be sensitively sited to complement rather than interfere with the vistas.	The design philosophy is for a landscape / memorial parkland. The key elements of the proposal reflect this philosophy and complement with and are aligned to planning objectives for this locality.	Yes

## Key Precincts – Mulgoa Valley - Continued

<p><b>9.1.2 Siting</b></p> <p>1. Buildings are to be located on mid-slopes to avoid visual impact on ridges and to avoid the banks of watercourses.</p>	<p>All buildings are sufficiently distanced from stream banks and watercourses reflecting the recommendations of specialist studies that have informed and support this DA.</p>	<p>Yes</p>
<p>2. Buildings are to be setback at least 30m from public roads and at least 100m from Mulgoa Road. This control may be varied depending on the topography of the site</p>	<p>Buildings are setback to meet minimum requirements.</p>	<p>Yes</p>
<p>3. Buildings are to minimise excavation, filling and high foundations by avoiding slopes greater than 1 in 6.</p>	<p>Minimal excavation and filling is required.</p>	<p>Yes</p>
<p>4. The longest façade of a building is to be parallel to the contours of the land</p>	<p>The longest facade of the Chapel and administration building give consideration to contours.</p>	<p>Yes</p>
<p>5. Buildings are to be grouped to minimise the visual impact of buildings in an open rural landscape.</p>	<p>Buildings are not grouped but sufficiently separated to avoid clusters. The appearance of the proposal will maintain its semi-rural and open spacious character.</p>	<p>Yes</p>

## Key Precincts – Mulgoa Valley - Continued

<p><b>9.1.3 Building Form, Materials and Colours</b></p> <p>1. Buildings are to be a maximum of two storeys in height.</p>	<p>No building, existing or proposed, exceeds two storeys in height.</p>	<p>Yes</p>
<p>2. Pitched roofs are preferable with a slope of between 30 and 45 degrees. Skillion roofs by themselves are to be avoided except as verandahs or for extensions.</p>	<p>The proposed chapel building has a pitched roof, whilst the administration building has a flat roof.</p>	<p>Yes</p>
<p>3. Large elements, especially flat surfaces, are to be avoided. Building façades and roof lines are to be broken into small elements. Garden structures, such as trellises and pergolas, can assist in breaking up large elements</p>	<p>The building facades provide good articulation. The new chapel building is a high quality design reflective of the social benefit providing a space that is embracing of people of all faiths and non-faiths</p>	<p>Yes</p>
<p>4. Buildings are to be designed with a horizontal rather than vertical emphasis. For example, elements such as verandahs and wide eaves can add a horizontal emphasis</p>	<p>The buildings proposed satisfy this requirement.</p>	<p>Yes</p>
<p>5. Windows and doors, expressed as openings in solid walls, are to have a vertical rather than a horizontal emphasis, and large unbroken glazed panels are to be avoided.</p>	<p>The new buildings incorporate new glazing to provide variation to elevations.</p>	<p>Yes</p>
<p>6. Building materials are to match or complement those of older rural buildings and heritage items. Examples of appropriate materials are:</p> <p>a) Walls – Dressed Hawkesbury sandstone, rendered brickwork, rendered concrete block work, pise, mud brick, earth wall construction,</p>	<p>The proposed building materials will integrate with the surrounding landscape, and provide variation to the buildings appearance. A materials palate has been provided.</p>	<p>Yes</p>

## Key Precincts – Mulgoa Valley - Continued

<p>painted weatherboard (horizontal), corrugated iron and timber slab construction; and</p> <p>b) Roofs – Slate, timber shingles, clay tiles of traditional shape and colour, corrugated iron and ribbed sheet metal.</p>		
<p>1. Building colours are to be derived from the local natural landscape, especially the stone and soil, and from the traditional colours of the historic buildings of the Valley. Examples are:</p> <p>a) Walls – Light Indian Red, Biscuit, Light Stone, Drab, Light Red/Brown, Light Cream, Pink Beige and Brown Pink. Lighter colours are also acceptable, but avoid white and variegated and mottled colours in brickwork;</p> <p>b) Roofs – Unpainted iron, Light Olive Green, Paynes Grey, slate grey and blue/grey; and</p> <p>c) Trim – Bold rich deep colours such as Maroon, Terracotta and Brunswick Green.</p>	<p>The proposed building materials will integrate with the surrounding landscape, and provide variation to the buildings appearance. A materials palate that include colours has been provided.</p> <p>Burial memorialisation are detailed in the landscape masterplan and appropriate reflect the memorial garden vision for the site. This is quite and distinctly different from traditional cemeteries that placed heavy emphasis on significant memorialisation. This approach is not contemplated and in fact is contrary to the design objectives embodied in the proposal</p>	<p>Yes</p>

## Key Precincts – Mulgoa Valley - Continued

<p><b>9.1.4 Planting</b></p> <p>1. Existing stands of indigenous vegetation and key individual indigenous trees that contribute to the landscape character shall be retained.</p>	<p>Existing vegetation will be retained where possible. A comprehensive tree survey and analysis has informed the landscape design philosophy that is embodied in the proposal.</p>	<p>Yes</p>
<p>2. Historic plantings of introduced trees and shrubs shall be retained where they have been identified as significant, or form a positive visual feature in the landscape, or complement a place of historic or cultural significance. For example, the entrance drive of <i>Pinus pinea</i> (Stone pines) at Winbourne, the <i>Araucaria bidwillii</i> (Bunya pines) at Glenmore, the <i>Ficus rubiginosa</i> (Port Jackson Fig) at</p>	<p>No historic introduced plantings occur on site.</p>	<p>Yes</p>
<p>Fairlight, and <i>Cinnamomum camphora</i> (Camphor Laurel) at Glenleigh</p>		
<p>3. Regrowth vegetation in the view corridors linking Cox's Cottage/St Thomas's Church/Fernhill may be selectively thinned to restore the landscape to an historic parklike character. However, the rough barked angophora species (<i>A. subvelutina</i> and <i>A. floribunda</i>) and their hybrids must be retained. For screening or to enhance this landscape character, clumps of three or four of these angophoras should be planted in appropriate locations. Naturally occurring seedlings or those specially propagated from specimens in the locality (provenance stock) for the purpose should be used.</p>	<p>Noted</p>	<p>Yes</p>
<p>4. Non-traditional introduced species with strongly coloured or otherwise prominent foliage is not recommended for planting in the Mulgoa Valley Precinct; e.g. golden cypress and <i>Pinus patula</i>. These species tend to detract from the landscape of traditional introduced species such as bunya pines or showy indigenous shrubs like wattles.</p>	<p>Noted</p>	<p>Yes</p>

## Key Precincts – Mulgoa Valley - Continued

<p><b>9.1.5 Access, Parking and Services</b></p> <p>1. Driveways and access roads shall follow the contours of the land as much as possible and be of the minimum width.</p>	<p>The roads follow the contours of the land.</p>	<p>Yes</p>
<p>2. Driveways and access roads shall be constructed of compacted gravel, or paved or sealed in a dark coloured material if located on steep slopes.</p>	<p>All roads and access will be sealed.</p>	<p>Yes</p>
<p>3. Parking areas shall be separated from access roads and from the buildings they serve by planting and other landscaping.</p>	<p>All parking is separated within in parking areas or kerbside paralleled parking consistent with contemporary cemetery design.</p>	<p>Yes</p>
<p>4. Large parking areas shall not be visible from public roads</p>	<p>All parking areas will not be visible from the road.</p>	<p>Yes</p>
<p>5. Services should be appropriately located and screened by walls and vegetation to form part of a coherent group.</p>	<p>The existing maintenance workshop will be adapted to service the proposed use. Mechanical services for new buildings are low scale and discreet and are located central to the site.</p>	<p>Yes</p>
<p><b>9.1.6 Fences and Entrances</b></p> <p>1. If practicable, avoid fences on road frontage boundaries</p>	<p>A fencing strategy has been prepared and forms part of the landscape masterplan and landscape design documentation. It is considered that the approach is sympathetic to the character of the area and responsive to the DCP objectives.</p>	<p>Yes</p>
<p>2. Fences should be simple and unpretentious, and in keeping with traditional forms; e.g. unpainted timber post and rail, timber post and wire, or steel post and wire. Masonry fences, such as brick, blockwork or stone, should be avoided.</p>	<p>As above</p>	<p>Yes</p>
<p>3. Gates and entrances should also be simple, and in keeping with traditional forms. Examples are: a) Rendered and pointed brickwork, blockwork, sandstone, painted timber or post and rail; b) Decorated gateposts with the property name carved or painted onto the gatepost or painted onto a wide timber top rail; and c) Decorated iron, steel or timber gates.</p>	<p>As above</p>	<p>Yes</p>
<p>4. Gates and entrances should relate to the materials and colours of the building to which they belong.</p>		<p>Yes</p>

## Key Precincts – Mulgoa Valley - Continued

9.1.7 Signage		
1. Signage, where permissible, shall relate to the style, character and function of the building or activity.	No signage is proposed	Yes
2. Signage shall not be freestanding in the natural landscape, but relate to walls, fences or buildings.	No signage is proposed	Yes
3. Signage shall be no larger than 0.72m <sup>2</sup> and no higher than 2m	No signage is proposed	Yes
4. Illuminated signage is not permitted.	No signage is proposed	Yes
5. A distinctive signage system for the Valley is encouraged based on colonial lettering faces, proportions, sizes and details.	No signage is proposed	Yes

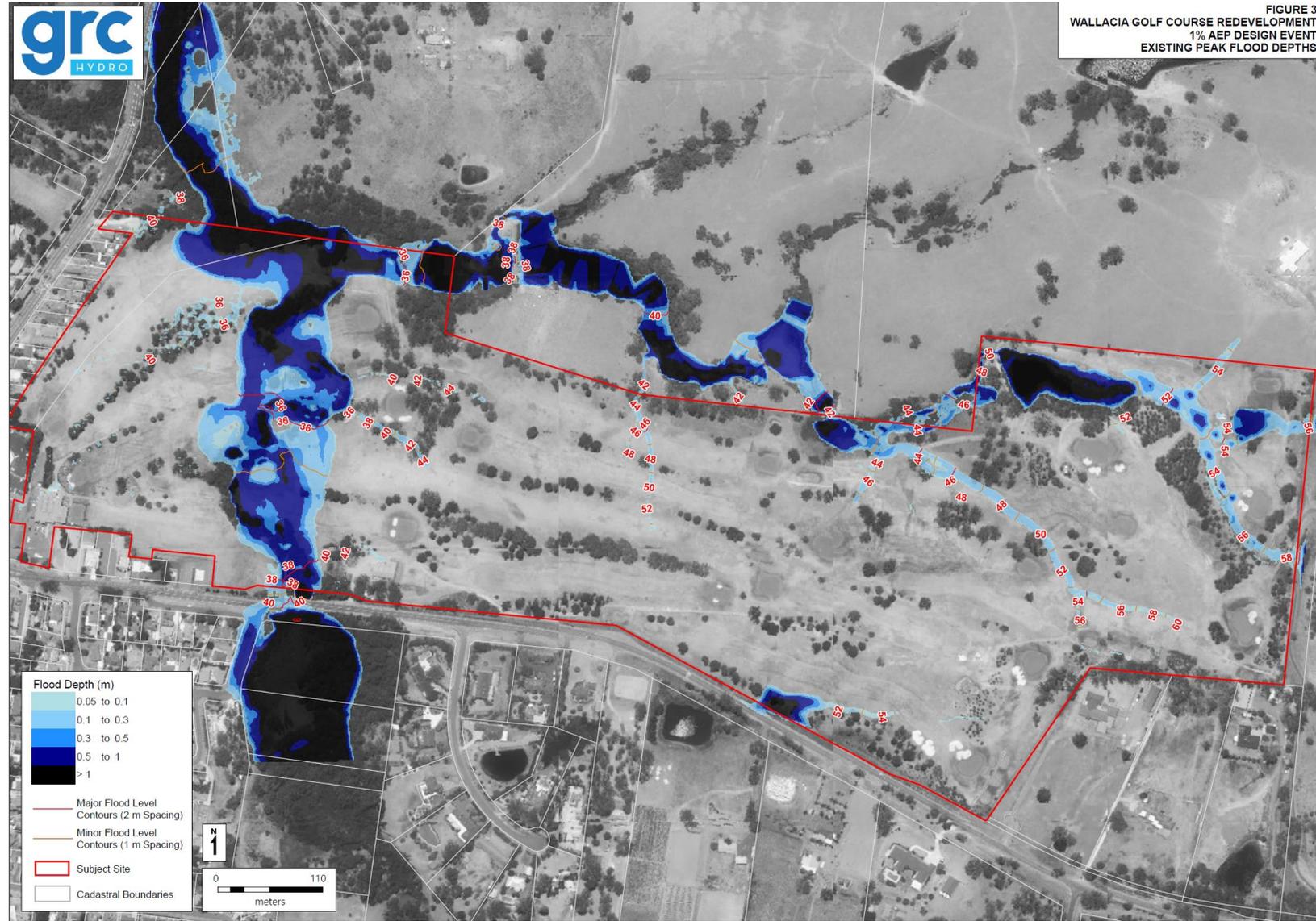
# **WALLACIA MEMORIAL PARK GROUNDWATER AND GEOTECH**

- Groundwater assessment has been undertaken based on existing groundwater wells.
- Limited areas of the site are considered to have shallow groundwater which would preclude burial on the site.
- No boreholes, springs or wells which are used for the purpose of drinking water are located on the site.
- Burial plots proposed by the application are located a minimum of 50m from all other boreholes, springs or wells
- Burial plots are not proposed within 10m of field Drains

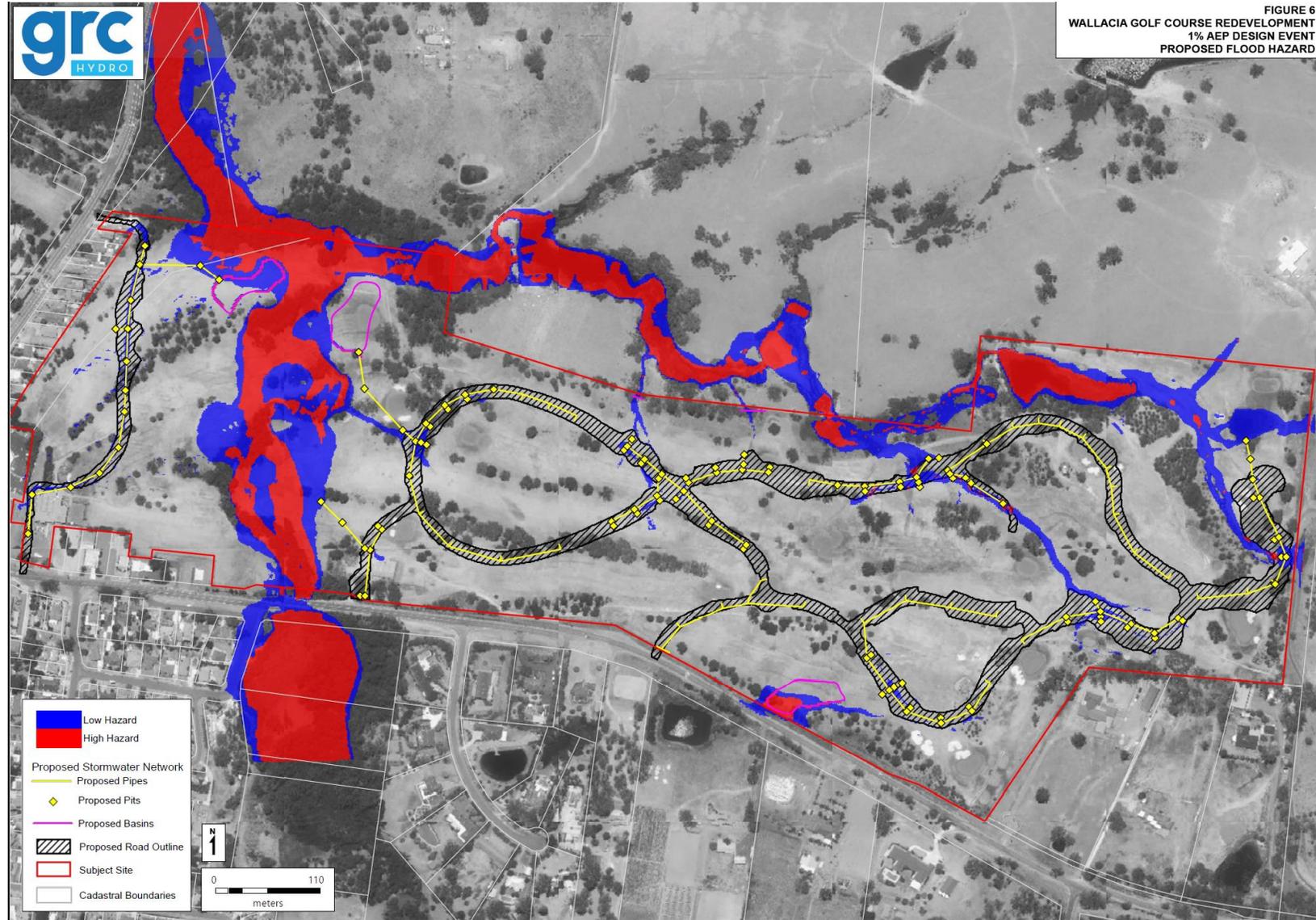
# WALLACIA MEMORIAL PARK FLOODING

- The subject site's flood affectation is mild in the 1% AEP event and it is not substantially altered by the proposed development
- Detailed TUFLOW Modelling has been prepared for the application to allow for an informed assessment of the site with regards to floodwater.
- No physical works with flood prone land is proposed with exception of the road network
- Flood liability of the road layout has been relieved via implemented cross-flow drainage, although element sizes are relatively minor at approximately 300 mm diameter in the majority of cases

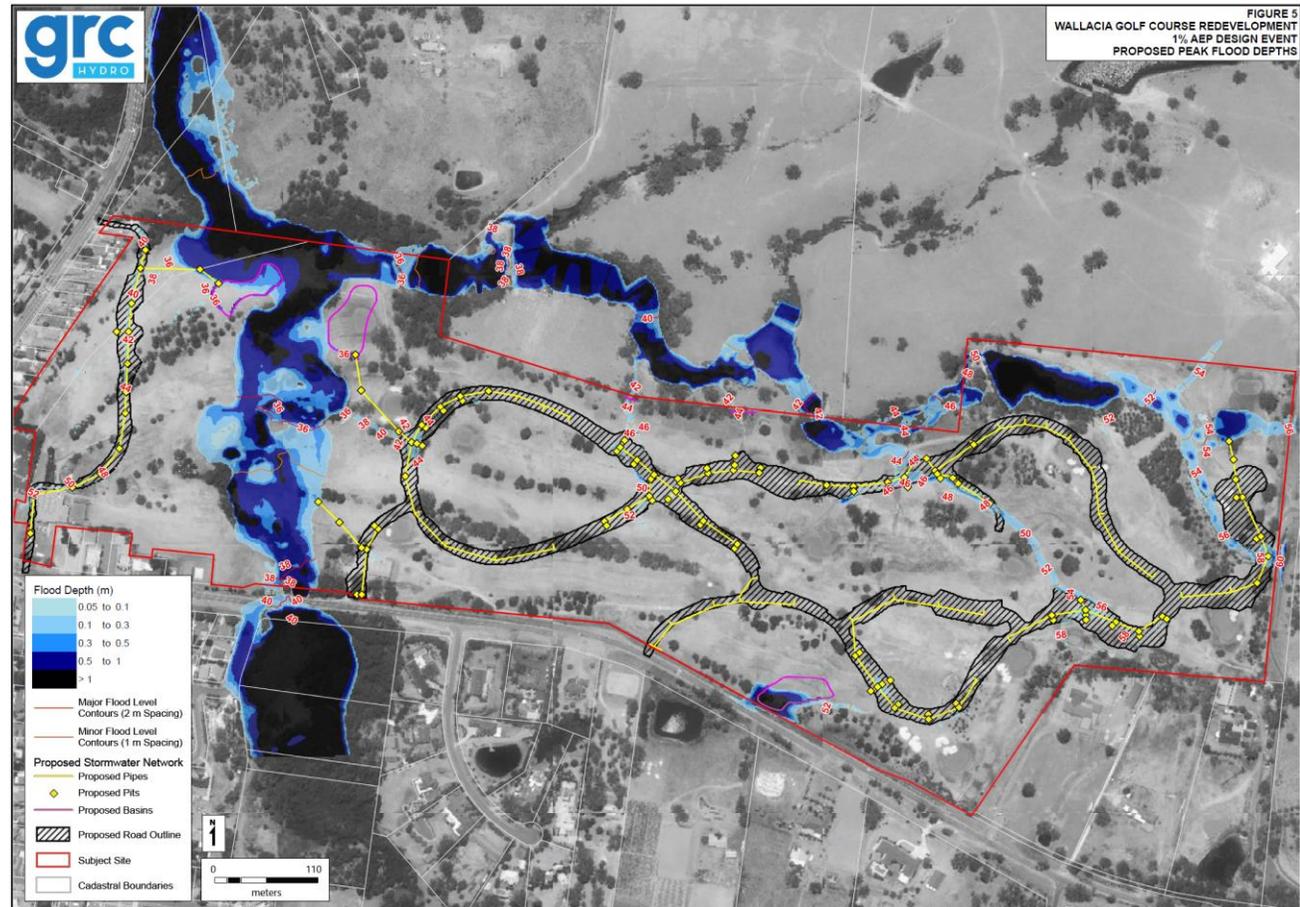
# FLOOD DEPTH LEVELS – 1% FLOOD EVENT



# 1%AEP FLOOD EVENT – FLOOD HAZARD



# WALLACIA MEMORIAL PARK - BURIAL EXTENT AND TYPE AND 1% AEP EVENT



# WALLACIA MEMORIAL PARK LANDSCAPE VISUAL IMPACT ASSESSMENT

- Low walls for memorial plaques and plaques or headstones at ground level. The low profile of these components will ensure that there will be no interruption to views over the tree canopy line.
- Visual compatibility with the existing landscape of the surrounding setting, the components of the project will result in a landscape not dissimilar to the golf course landscape.
- The Project is assessed as having a negligible to low visual impact on surrounding sensitive uses and viewpoints.
- Views to the Project are typically screened by either perimeter or on-site vegetation, or built form along its western and south western interfaces.
- Project will not result in a lighting impact due to the primarily daytime use of the proposed activity. The lighting requirement would be very similar to that of the existing golf course operations and consequently, any lighting impact would also be very similar. A draft condition has been provided by the DPE to comply with the latest version of AS 4282-1997 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997)

# COMMUNITY CONSULTATION – WALLACIA

CONSULTATION	DATES	DURATION	ORGANISER
Community information sessions and stakeholder briefings	15, 20 & 24 February and 22 March 2018	1.5 – 3 hours each	Applicant
DA Exhibition and Notification Period	14 November 2017 – 31 January 2018	17 days (Nov), 31 days (Dec) 31 days (Jan) <b>79 days exhibition</b>	Penrith City Council
Public Meeting	4 April 2018	1 day	Sydney Planning Panel

# REVIEW OF DRAFT CONDITIONS

- Applicant agrees to all conditions except for the following which are recommended to be amended:
  - Conditions (3b) , (5), (17), (20), (29), (31) , (33), (35) and (37).
- Conditions recommended for amendment generally require the applicant to prepare relevant documentation or undertake design work **in consultation with Council rather than to the satisfaction / approval of Council**. This is to encourage a more collaborative approach and to avoid unnecessary delays.

# SUMMARY AND CONCLUSION

- The proposals before the NSW Department of Planning represent a significant step in alleviating the critical shortfall of burial space in metropolitan Sydney.
- The public benefit associated with both of these applications is significant and both proposals represent critical infrastructure for broader Metropolitan Sydney
- Both the Varroville and Wallacia projects have considered the environmental impacts of the respective proposals and have suitably responded to the challenges which have been raised