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8<sup>th</sup> April 2019

Ms Diana Mitchell  
Principal Planning Officer  
Independent Planning Commission  
Level 3, 201 Elizabeth Street  
Sydney NSW 2000

Dear Ms Mitchell,

## **SUBMISSION TO IPC - WALLACIA MEMORIAL PARK**

### **Introduction**

This submission is made on behalf of Catholic Metropolitan Cemeteries Trust (CMCT) and in response to the following (2) consultation events held by the IPC and to a meeting held between CMCT and the Greater Sydney Commission (GRC) as follows:

- Public meeting held on 27th March 2019 (IPC and community)
- IPC meeting with Penrith City Council on 19 February 2019
- CMCT meeting with Greater Sydney Commission on 3 April 2019

A response to the issues raised during the two IPC consultation meetings is provided within this letter. This letter is accompanied by supporting technical advice and mapping (enclosures) to address a number of matters raised by the local community and Penrith City Council.

### **Public Meeting**

Reference is made to the Public meeting held on the 27th March 2019 regarding DA 17/1092. At the meeting, members of the community raised a number of issues both for and against the proposed development.

This submission which is supported by further technical expert reports and advice made on behalf of Catholic Metropolitan Cemeteries Trust (CMCT) to address the issues raised at the meeting and provide clarification for the Independent Planning Commission (IPC) in their consideration of the proposed Memorial Park in Wallacia.

The issues raised by the community and responses to these matters are provided Table 1 as follows:

Table 1 – Community objections and responses

<p><b>Issue:</b> Environmental, economic and social impacts.</p> <p><b>Matters for consideration:</b></p> <ul style="list-style-type: none"> <li>• Impacts of development on existing fauna in the area including water rats, platypus, baby eels and mature eels going down river. Extent of basins need to be considered.</li> <li>• Residents embrace lifestyle and green space. The memorial park represents a change in community and loss of land to provide for intergenerational needs for the future community.</li> <li>• Impacts by the removal of trees on night bats</li> <li>• The proposal removes the social and public needs of the community</li> <li>• Wallacia is a small village and social contact is a major factor in emotional security and health and wellbeing.</li> <li>• Community fear that the village will be turned into a cemetery village</li> <li>• Reduction in property value</li> <li>• In the past cemeteries were put on the outskirts however this proposal seeks to put it in the middle of a village</li> <li>• Cemeteries are necessary but located away from residential areas.</li> <li>• Environmental damage resulting from the development</li> <li>• Serious health implications</li> <li>• Issues of internment rights of 25 years which makes the scale of burials 260,000. Percentages stated of burial and cremation.</li> <li>• Concerns a pet cemetery may be proposed.</li> <li>• Responsibility of prolonged life of the local people.</li> <li>• Impacts of health and well-being and the village taking on the pressures of the greater west.</li> <li>• Fear of the village becoming a place of death, loss and morbidity.</li> </ul>
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- Amenity impacts with regards to locality and proximity to the village centre.
- Cemeteries are necessary but located away from residential areas.
- Crematorium will impact the adjoining sites.
- Number of objections highlights the development is not the public interest.
- The proposal conflicts with the Greater Sydney Region Plan direction of Better Placed. Isolation issues and need to create social places
- Wallacia is a village and the proposal is not in keeping with the local character of the area.
- Regal Oaks and town built in its shape because of the golf course. The golf course and hotel were the starting point.

**Response:**

**Ecology – Fauna**

- An ecological assessment of the application has been undertaken by Travers Bushfire and Ecological. On p.21 of the report, following the “7 part test has concluded that there is unlikely to be a significant impact on any state listed threatened fauna species as a result of the proposal provided that habitat tree retention or relocation and supervision during hollow removal measures are undertaken as recommended.” Based on this analysis the proposed use of the site for the purposes of a cemetery will not have negligible impacts on the existing fauna species.

**Loss of community facilities and social needs**

The site will continue to provide the ongoing use of the site as a golf course (in a modified form) and club house until Stage 1 has reached full capacity which is some 50 plus years.

**Proposed Crematorium and pet cemetery**

The proposal has been amended to remove the crematorium from the application. This has been addressed in the DPE Assessment report. The proposal does not seek approval or use of the site as a pet cemetery.

**Siting and Location of the cemeteries**

- In August 2014 Urbis was appointed by CMCT to assist it to identify suitable sites for potential is approach for cemetery use within the LGAs of Penrith, Liverpool and Camden. This followed its earlier acquisition of a site a Varroville in the Campbelltown LGA. As stated:

- The methodology assessed potential sites across a range of suitability criteria including flooding; geology; accessibility; flora, fauna, flight paths, and notably permissibility.
- A total of 31 potential sites were identified (refer to enclosed site suitability report by Urbis)
- The subject site at Wallacia which was operating as a golf course at the time was not identified.
- In August 2016, the owners of the Wallacia Golf Course approached CMCT with the intention of selling the site. This subsequently transpired into a purchase in mid-2017 following CMCT receiving NSW government approval to do such.
- Prior to settlement and as part of its due diligence where suitability was assessed, CMCT met with officers of Council who indicated their willingness to consider a DA for the site for the purposes of a cemetery, particularly noting its permissibility.

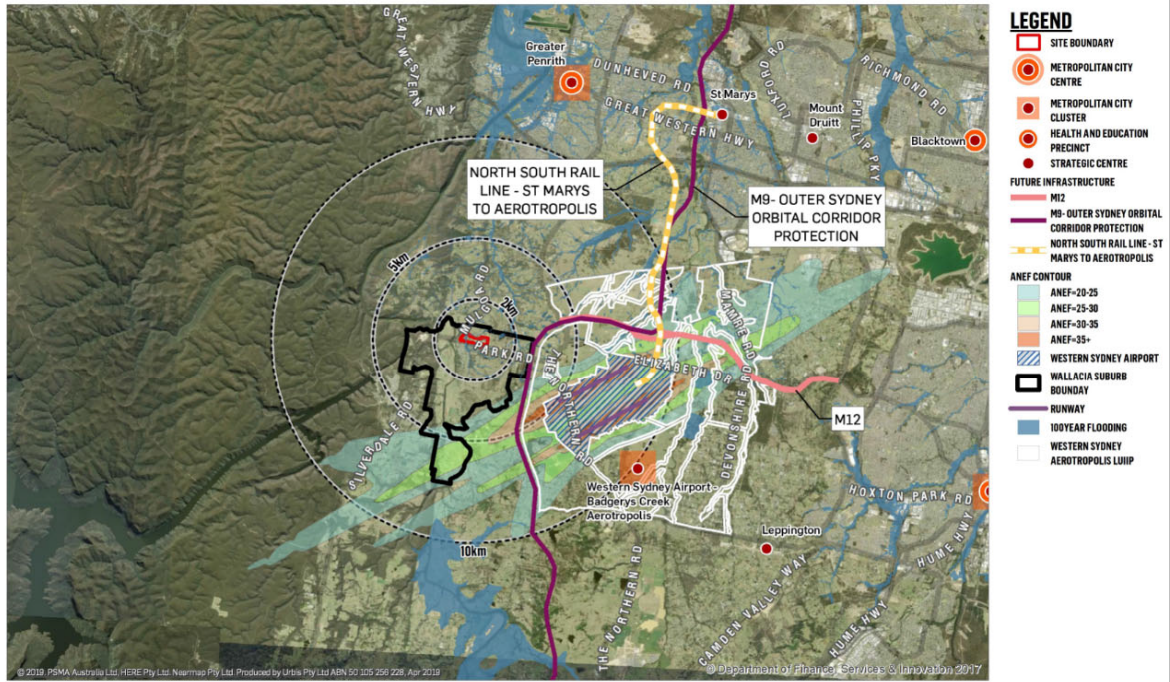
A copy of the site suitability evaluation criteria as raised at the IPC Public Meeting has been enclosed with this submission. This has been earlier supplied to Penrith City Council.

CMCT has met with the Greater Sydney Commission (GSC) on 3 April 2019 to discuss the DA and site selection process. At the meeting, the CMCT outlined the research and site selection process it followed since 2014 to arrive at the decision to acquire both the Wallacia and Varroville sites.

#### **Changing character of the area and amenity impacts**

The local character and amenity of the local area in our opinion will change significantly over time due to the proximity (less than 5km) to Western Sydney Airport and urban development associated with its establishment, including the Aerotropolis. As shown in the Figure 1 below, the site is also approximately 3km from the planned M9 outer orbital corridor (which intersects Park Road); close to noise contours associated with the Airport. Notably, the M9 corridor also forms the boundary of the Government's Land Use and Infrastructure Plan for the wider Aerotropolis Structure Plan.

Figure 1 – Regional Context – Wallacia Memorial Park



**WALLACIA MEMORIAL PARK**  
REGIONAL CONTEXT

DATE: 02.04.2019  
JOB NO: SA6970  
DWG NO: N/A

1:200,000@A4



**Impacts on property values**

Property value impacts are not a matter for consideration in the assessment of Development Applications under the provisions of the Environmental Planning and Assessment Act.

**Health impacts associated with emissions**

It is assumed that this comment related to the crematorium, which has subsequently been deleted from the proposal.

**Issue: Flooding Impacts****Matters for consideration:**

- Swampland reserve is not able to sustain the high flood levels.
- Report did not show flood levels as predicted.
- MUSIC is a tool and does not provide local case. Modelling does not include when spill ways are opened.
- Topography of Wallacia valley is a lower bowl of Mulgoa Valley - unique ecosystem.
- GRC hydro document was flawed - refers to high hazard and stops at the site.
- Map showing high hazard area and the extent of mapping undertaken does not reflect to the Northumberland Green Estate.
- Numerous flooding events in the past including the Nepean catchment area and impacts on fauna within the local area.
- No consultation with people when the Nepean River does rise at the Gorge.
- Once the water reaches AHD level, Jerrys creek overflows and this has not been shown in the detailed reports. Extra water overflows actually slow down Nepean and back up of water in Wallacia.
- Backflows into Jerrys Creek and increase in water. Flood rising and backflows from rivers into Gorge affecting Jerrys Creek.
- Section of Stage 1 - contains a drainage culvert. Impacts of runoff into property (opposite) due to the soil and water movements as the site drains downstream.
- No consideration of Warragamba Dam increase this should be considered.

**Response:**

The following summary of comments is provided as follows by GRC Hydro. The comments made by the public can be sorted into six categories:

1. Levels shown in reports are wrong or mapping is wrong in stopping at site boundary. (5 comments recorded)

At the March 27<sup>th</sup> meeting results from GRC's 2017 report were displayed. These showed the local Jerrys Creek catchment flood. It is acknowledged that the site is also flood liable due to backwater flooding from the Nepean River. However, the local Jerrys Creek event informs our proposed park layout due to its higher flow velocities and hence greater erosive potential.

As such the flood information displayed was not wrong, it just did not show Nepean River flooding, as this is not our design event.

2. Environmental aspects regarding water flows/flooding. (4 comments recorded)

Concerns are raised regarding water quality impacts. In summary and paraphrasing some of Dr Dent's work the following is noted:

- Buffer areas around drainage lines are included in the development for the express purpose of keeping interment areas away from areas of active and dynamic flow;
- At minimum buffers specified by the NSW State Government are being utilised with full riparian planting proposed;
- The riparian corridor planting will improve bank stability and hence reduce downstream transport of material;
- A Grave Exclusion Zone is being created based on the local Jerrys Creek 100-year Average Return Interval flood plus a significant vertical buffer as recommended by Dr Dent;
- As per Dr Dent's work (see below), the lateral movement of water through the subject site's soil profile (from an interment plot for example) is impeded owing to relatively high clay content of soil.

3. Warragamba Dam (2 comments recorded)

Questions were asked whether Warragamba Dam flows have been included in calculations.

The Nepean River flood level for the site is based on a 1995 study (Upper Nepean River Flood Study, Lyall 1995). This study does consider Warragamba Dam outflows.

In regards, however to GRC's report of 2017 and the later amendment in 2018 which reported on the impact of restoring 40 m riparian zones to Jerrys Creek as it traverses the

subject site, these calculations do not include Warragamba Dam outflows as these were not relevant to the local Jerrys Creek 1% AEP event scenario.

The use of the local Jerrys Creek event for design purposes relates to our primary concern, i.e. the dignity and sanctity of interment spaces. The local Jerrys Creek flood event has the greatest scour/erosion potential. As such the critical flood event for design purposes is not the Nepean River flood event but the local Jerrys Creek event.

4. History (One comment recorded)

The comment pointed out that historically there has been flooding of the site due to rise of the Nepean River. GRC concurs that the highest flood levels in Jerrys Creek as it traverses the subject site are caused by the Nepean River backwatering the site. The local Jerry's Creek flood event has the largest erosive potential and hence this event has been used for design.

5. No consultation regarding flooding. (One comment recorded)

As per multiple comments above we recognise that there are two flood mechanisms that can cause Jerrys Creek to flood. These are local and Nepean (and of course combinations are also possible). However, GRC utilised the local Jerrys Creek event to inform the Grave Exclusion Zone due to the erosive potential of the event relative to the Nepean flood.

6. Stage One – Downstream Impacts on Property? (One comment recorded)

All works carried out will be subject to soil and erosion controls as per the relevant government legislation. In practice this means practical site measures to ensure that for up to a given event, no release of materials will occur. Generally, earthworks will be limited due to the desire to retain the character of the subject site. Once works are completed the tributary draining to the property referred to will be re-vegetated to NSW State Government requirements (10 m either side) with the works being designed by a Landscape Architect and an Ecologist. Further the guidelines we have utilised for locating interment sites mean as per Dr Dent's report that leachate from interment sites will not "flow" to drainage lines.

In a broader response to the overall flooding issues raised by the community, the following comments are made by GRC:

- It is agreed that the site is subject to flood via the Nepean River gradually flowing back into the site and areas upstream of the site. However, the critical event in regard to siting of interment sites is defined by the local Jerrys Creek flood event. This is based on the fact that the Jerrys Creek local flood (as opposed to the type of flood behaviour caused by the Nepean River flood) has higher flow velocities and flow slope and hence greater erosive/scour potential. For this



reason, the 1% AEP local Jerrys Creek event is being used, in conjunction with other buffer criteria as per Red Earth Geosciences (REG, 2019), to inform proposed interment locations.

- Interment spaces have different needs in regard to flood risk management than residential accommodation. As per the above GRC Hydro argue that Jerrys Creek flooding should be used to define the appropriate placement of interment spaces due to its scour potential. Nepean River backwatering of the site has negligible velocity and hence scour potential and such is not necessarily a constraint in regard to utilisation of the site as a memorial facility. The NSW Floodplain Development Manual (NSW, 2005) guides the use of floodplains in NSW and at its core the document insists that floodplains should not be sterilised and uses need to be compatible with flood risk. As the current design ensures that interment spaces are not in harm's way (i.e. outside Jerrys Creek local event 1% AEP extent), it is our suggestion that residual elements of the Nepean River floodplain (under the 1% AEP flood level) are suitable for use as interment spaces owing to the specific properties of the site, that is: relatively high clay soils and minimal ground water movement and low velocities and erosive potential of Nepean River flood event.

#### **Issue: Groundwater impacts**

- Pollutant loads and concentrations and impacts on bio-retention performance.
- Reference made to Red Earth Geosciences research which indicated that no operating cemetery should be kept away from cemeteries.
- Comprehensive review undertaken in Red Earth report. Ground water monitoring only taken in dry periods.
- Bio-retention soil rises and raises the salt levels in Groundwater. Increased salinity and flow in streams. Salt tolerance to vegetation reduced. High salinity levels observed at Jerrys Creek. Salts has high level of groundwater contamination. Concerns with protection of human health based on certain methods used.
- Pathogen contamination from salt groundwater contamination.
- Mercury, radioactive isotopes. Impacts of drought and any pathogens into Jerrys Creek from Nepean River.

#### **Response:**

The following responses are provided to the comments made by the community by Dr Boyd Dent from Red Earth Geosciences (REG):

- The cemetery will be developed on residual soils of the Bringelly Shale formation. These soils are primarily clayey with minor silty and sandy components and of low permeability.
- In the geological setting, groundwater flows are strongly retarded; no water table exists at the site. Typically, groundwater is perched in disjointed distribution, and is frequently ephemeral.
- If groundwater leaves the graves it will take a long time to move in the groundwater systems thus enabling soil flora and chemical reactions to alter its biological and chemical nature. It's hydrogeochemistry is substantially changed in a short distance to be less hazardous and contain fewer decomposition or decay products; notably organic-based compounds are degraded: the provision of boundary and riparian zones substantially facilitates this by increasing the length of groundwater flow lines.
- The processes of decomposition at the grave base level are influenced by a large range of factors, e.g. the nature of the cadaver, coffin type and materials, fabrics present, the nature of the grave itself, soil conditions, etc. There is a great degree of uniformity, but also a great degree of heterogeneity in these processes and factors. Related cemetery operational processes, and decomposition vary spatially and temporally. These affect outcomes in various zones/parts of cemeteries; in the case of impacts related to flooding then the creation of the GEZ and judicious use of riparian corridors is highly favourable for a healthy cemetery situation.
- Salt and nutrient enrichment of cemetery groundwaters can occur. The chemical loads in the hydrogeological context as at Wallacia are very low and cease to be important after a few metres groundwater travel distance from graves – a consequence of the low, clay-related permeability, and retarded groundwater flows.
- Mercury loads in modern Australia are small and primarily derive from unmineralised dental amalgams. Mercury presence has scarcely been measurable in pertinent studies: and, in addition is considerably immobile in clayey soils.
- Radioactive isotopes found in cadavers usually derive from medical treatment. The doses are small, and the isotopes used are typically short lived. Their presence is more of a problem in mortuaries rather than in graves where remains are coffined and buried. Those in medical usage are short lived.
- Embalming is not common in Australia. Eventually some embalming chemicals migrate from the cadaver and the grave site. These are then degraded by the usual processes in the soil, and all the previous matters related to groundwater flow come into play.

- To address concerns of operating cemeteries within flood water sites, in this instance a GEZ applies, boundary and riparian buffer zones are significant advantages. Please refer to the supporting enclosure by prepared by Dr Boyd Dent from REG.

**Issue:** Loss of open and recreational space

**Matters for consideration:**

- Limited green space in Wallacia.
- Limited facilities, golf course is the only recreational facility.
- People don't want their kids playing in a graveyard.
- The site is the only recreational space in the area and should be so for visitors, tourist and future generations.
- No enjoyment of recreational facilities in a cemetery.
- Reduction in the years of golfing from 17 to 10.

**Response:** St Johns Park Bowling Club is proposing to lease the golf course and club house from CMCT and propose upgrades to the existing development as part of the subject application. The Bowling Club intends to continue to the use the premises for community purposes.

**Issue:** Conflicts with Council strategy

**Matters for consideration:**

- Rural villages strategy - provides an alternative for residential development
- The rural villages strategy identifies Mulgoa will be a tourism opportunity but can influence traffic generation. Attract visitors and tourists within the area.

**Response:**

The strategy was prepared in 1999 and is considered out dated and inconsistent with the aims of the Greater Sydney Region Plan and Western City District Plan as prepared by the Greater Sydney Commission. As part of the LEP review process the Council will prepare a local strategic planning statement to inform the preparation of a new LEP for the areas. As part of these works the future character of the village will be established consistent with the Regional and District Plans and will override the rural villages strategy.

**Issue:** GSC review and involvement

**Matters for consideration:**

- Premier's review by the GSC for the strategic context need and clarification.
- IPC needs to acknowledge of GSC.
- Darebin Lands recommended as future cemetery use.

**Response:**

The IPC has met with the GSC regarding this matter on 2 April 2019 to ensure the consultation is inclusive of the Commission's comments.

During the public meeting, community members mentioned the Deerubbin Lands to be recommended as a suitable land site to the GSC for future sites, this has been noted in the transcripts which can be considered by the IPC as part of their recommendations.

**Issue:** Soil types and landscapes

**Matters for consideration:**

WCG land soils not comparable to Varroville soils which relate to Picton Landscape soils

**Response:**

The following response is provided by Red Earth Geosciences:

Both sites are on the same geological unit – Bringelly Shale; but different physiography.

The Picton Soil Landscape is not reported at Varroville.

**Issue:** Traffic impacts

**Matters for consideration:**

- Congestion in traffic
- Consideration of trucks at full development have not been provided during peak times.
- Traffic is not fully considered. Consider impacts of current government to raise the Warragamba Dam wall which will create 500 truck movements. Ad-hoc ruralisation of

urbanisation and planning proposals reference made to Silverdale and greater impacts of traffic on the local area.

- Impacts from traffic, Mulgoa Road, development from Silverdale and Warragamba.
- Park Road entrance congestion. Right hand access from Northern Road, suggestion three hundred car movements. 500 cars based on personal experience.
- Speed limits and proposed right turn with proposed fatalities.
- Large trucks going to quarry from construction around Sydney.
- Funeral processions and trucks will impact.
- Seagull entry will impact resident's site as he won't be able to do a right hand turn from his site.
- Traffic assessment hasn't been addressed accurately.
- Consideration of other events and tourists in the area add to the traffic impacts.

Response:

The following response is provided by TTPP in relation to the traffic impacts:

The traffic generated by the Memorial Park will be very modest and will occur generally around midday and at the weekend. This means that the traffic from the Memorial Park development does not coincide with the traditional morning and afternoon peak hour periods which occur on the local and wider road network.

Accordingly to TTPP, many of the comments that have been submitted in relation to traffic are related to the traffic and trucks generated by the construction of Warragamba Dam spillway and the general and construction traffic that is likely to be generated by developments associated with Western Sydney International (Nancy-Bird Walton) Airport and other developments planned in Penrith, Mulgoa and Wallacia.

The speed limit along the frontage of the site is generally 60km/h although it increases to 80km/h just to the east. It is proposed that the 60km/h speed limit would be extended for the extent of the proposed intersection so that the 80km/h zone was only entered after leaving the confines of the intersection.

Roads and Maritime Services asked for the intersection to be provided as a seagull intersection so as to facilitate right turns into and out of the site. This is a standard intersection type which will be

constructed to the requisite design standards. I note the comment about the “proposed right turn with proposed fatalities” but there is no reason why the introduction of a standard intersection would lead to “proposed fatalities”.

One result of the seagull intersection is that accesses to four properties will be restricted to left in left out arrangements – the physical island provided in the seagull layout will prevent right turns. This will result in right turning properties from these properties needing to follow other routes in order to facilitate the right turn (e.g. turning into Montelimar Place and using the turning head at the end of that street – this would involve a detour of around 800m).

**Issue:** Incompatible land use in E3 Environmental Management zone

**Matters for consideration:**

- Land use error of cemetery being permitted on the site.
- Zoning permissibility for the function centre

**Response:** Under the current Penrith Local Environmental Plan 2010 the *E3 Environmental Management* zone permits cemeteries.

**Issue:** Incorrect referencing of submissions in DPE report

**Matters for consideration:**

The DPE records do not reflect the number of submissions that have been recorded over 2000 people. Based on ABS data there is 1700 + people which demonstrates that the development is not in the public interest.

**Response:**

The responses received from the exhibition period of the DA were provided by Penrith Council to the DPE and their numbers reflect the submissions received.

**Issue:** Signage, lighting and security

**Matters for consideration**

- No signage proposed.
- Pedestrian walkway - change the aspect of the entrance into the village.
- Reference to Urbis Management Plan, security with patrols, will gates be open?

- Fencing type unknown.
- Land sign to be provided
- Impacts from lighting, grave diggers and associated noise impacts

**Response:**

The proposal does not seek approval for signage.

The memorial park will remain open for daylight hours only, after this the gates will be closed to vehicular traffic.

The impacts of lighting have been addressed with CMCT proposing low and subdued lighting (not typical street lighting) with minimal visibility outside the property. Compliance with relevant Australian Standards for outdoor lighting will be achieved.

Conditions of consent can be recommended which restrict hours during which diggers and machinery is utilised to manage noise impacts.

**Issue: Visual Impacts**

**Matters for consideration:**

Visual impact of the development from Park Road

**Response:** Landscaping is proposed along Park Road to address visual impacts from Park Road.

**Issue: DPE Assessment and Draft conditions of consent**

**Matters for consideration:**

- Assessment by DPE does not take into account, contamination
- Condition amendments - where does the community find the considerations requested to be amended

**Response:**

Under Section 6 of the DPE report, soils and contamination has been considered as part of the assessment.

The applicant has reviewed the draft conditions. The applicant's comments to the draft conditions was discussed briefly at the IPC Public meeting by Florence Jaquet, for consideration by the IPC and

the community. In Florence's presentation a simplified table of the conditions was presented which showed the applicant's agreement to the drafted conditions.

**Issue:** Air quality

**Matters for consideration:**

Air quality sensors and impacts of the development on a resident site and surrounds. Market gardens will be affected by air pollution may affect health of locals and greater community.

**Response:**

The report refers to the air quality impacts from the crematorium is no longer proposed as part of the DA. This amendment to the DA was made in 28 September 2018.

**Issue:** Consultation

- Client led consultation was only 15 mins.
- No consultation by DPE. No investigation of issues by direct consideration through consultation.

The consultation held by Urbis on behalf of CMCT was undertaken from December 2017 – March 2018. Consultation activities included:

- Distribution of a project factsheet and letter on 14 December 2017 and 9 February 2018 respectively to approximately 700 households and local businesses, providing details on the DA, public exhibition process and of the proposal and Community Information and Feedback Sessions.
- Newspaper advertisement of the Community Information and Feedback Sessions in the Western Weekender and Penrith Press in the weeks from the 5th – 16th February 2018.
- Two Community Information and Feedback Sessions (three hours each) attended by approximately 50 people collectively.
- Formal feedback forms available at the Community Information and Feedback Sessions, with a total of 30 feedback forms received.
- A briefing with members of the Wallacia Progress Association (WPA).
- A briefing with members of the Wallacia Golf Club.



- A project website including copies of all materials displayed at the Community Information and Feedback Sessions, masterplan images, project factsheet and contact details for further information.
- Additional feedback channels including a dedicated project email, 1800 phone number and online contact forms. A total of two phone calls and four emails were received in relation to the proposal. An additional 39 emails and 10 phone calls were received in relation to registering for a community information and feedback sessions or briefing.

As part of the process, the function and role of DPE was to undertake an assessment of the development application and provide a recommendation to the IPC. As part of this process consultation was not required as extensive exhibition had been undertaken by Council prior to the application being referred to the Minister.

**Issue:** Council Assessment

**Matters for consideration:**

- Council assessment report is a preliminary report.
- Additional information is required to assess the impacts.

**Response:**

An assessment of the application was undertaken by Council. In their letter dated 23 February 2018 additional information was requested by Council. On 21 May 2018 the additional information as requested by the Council was submitted to the DPE for review and assessment.

## IPC Meeting with Council

Accordingly, the IPC met with Penrith City Council on 19 February 2018 to discuss the proposed development and gain Council's feedback regarding the DA. Based on the transcript of the meeting we provide the following responses in Table 2 supported by the enclosed technical reports and advice as the applicant, CMCT's response to the matters discussed on the day.

Table 2 – Council issues

Issue	Matters for consideration	Response
1. Permissibility of 'function centre'		The club house benefits from existing use rights applicable to the site. The function centre is to operate as part of the community facility to be leased from CMCT and operated by St Johns Bowling Club. The existing facility is proposed to be upgraded and will continue to remain a community use.
2. On-site sewer management for chapel – needs clarity around the servicing of the development. P. 14		In order to address this concern, a water and sewer servicing plan has been included as an enclosure to this letter.  Please refer to the attached sketch which illustrates the concept for serving the site with water and sewer. For the chapel we will have a private gravity pipe reticulating to a location adjacent to the Staff Workshop. From here a private sewer pump station will pump, via a rising main, across the creek and into a Sydney Water maintenance hole located adjacent to the pump station.
3. Owners consent for access point over RMS land (p.17)	Concern relating to procedural issue with current application before IPC.	Owners consent is no longer required as the access point has been removed as shown in Revision C. The modifications to the drawings Modification to drawings show this amendment – complies with RFS
4. Contamination of private property from drainage under Park – how ongoing	Impact of elevated groundwater of any potential contaminants	As discussed in the enclosed supporting letter by Dr Boyd Dent from Red Earth Geoscience, the north-eastern boundary

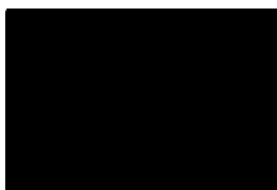
Issue	Matters for consideration	Response
<p>monitoring of impacts would be undertaken? Including run off from on-site effluent disposal and impacts onto privately owned dams and into natural watercourses.</p>	<p>or other via drainage system and into property on the opposite side.</p> <p>Impact of onsite sewer disposal on the footprint of the entire layout.</p>	<p>area where surface flows are impeded by sub-road drainage. This is not an issue for groundwater. The minimum 5 m boundary buffer will suffice in all instance relating to neighbouring property. The diffusion and progress of groundwater leaving the cemetery boundary is enhanced by the presence of any road reserve. In this location noted here, judicious planting of deep rooting, locally adapted native vegetation is to be encouraged. This is a phytoremediation technique to consume excess groundwater and further disrupt groundwater flows. It should be used liberally in buffer zones. A recommendation to preserve all existent native trees is encouraged where possible.</p>
<p>5. Biodiversity and ecological communities on the site – native orchid which is endemic to the locality – Council’s request for additional information on the vegetation assessment. P19</p>	<p>Council advised Travers Bushfire and Ecology speak to Mathew Fowler regarding this issue.</p>	<p>Travers Bushfire and Ecology in their investigations did not find evidence of the Orchid. It is recommended by the applicant, CMCT that in the event if one is discovered proper measures will be taken to address the issues relating to the management of this species.</p>
<p>6. At Stage 3 golfing will cease and the golf club will become pure function centre. Will it be used for weddings, who will be the operator and impacts including noise and the residents in the locality and car</p>	<p>Confirmed that portion of the site containing the golf course has been sold to the local bowling club.</p>	<p>CMCT confirms the lease of the club house to St Johns Park Bowling Club.</p> <p>St Johns Bowling Club will continue to ensure the existing club house is used for community purposes and is subject to existing use rights.</p>

Issue	Matters for consideration	Response
<p>parking capacity. Pg. 22.</p> <p>7. Strategic intent of Council was not to permit the cemeteries in Mulgoa area. It was an anomaly with the template from REP to LEP transition.</p>		<p>It is reasonable for any applicant to assume gazetted planning controls as final and certain. Prior to the lodgement of the DA in early 2017, the applicant held three meetings to discuss their intention to provide a memorial park in the LGA with Council. During these meetings Council advised that they further consider any DA for use where the use was permitted.</p>
<p>8. Heritage significance of the club</p>	<p>The site allowed for women's bowling</p> <p>Long historical use of the site and club house for golfing needs of the community</p>	<p>The accompanying heritage report did not identify the club house of having any heritage significance. The proposal includes upgrades to the existing facility.</p> <p>It is noted that the matter will be referred to Council's Heritage Advisor to comment. The applicant would like to review the comments from the Heritage Advisor once their assessment is completed.</p>
<p>9. Scale of development to Town Centre by Stage 3 and economically better use of the land. Council's position has been very limited expansion of villages.</p>		<p>Reference is made to changing character of the local area based on the influences of development within the region as identified in Figure 1 of this letter. Similarly, the proposed cemetery will evolve in stages over many decades. The Memorial Park is permissible with consent and the DA facilitate its orderly reuse noting the intention to maintain public access both by the retention of golfing facilities whilst the cemetery use is implemented as well as by the cemetery itself, noting the parkland character of the cemetery proposal.</p>



I trust that this assists the Commission in its consideration of the matter. If you have any questions please don't hesitate to contact me on [REDACTED]

Yours sincerely,



David Hoy  
Regional Director

Table 3 – List of enclosures to submission

1. Site suitability and evaluation undertaken by Urbis (Extracts only)
2. Response to groundwater and flooding submission by DR Boyd Dent from Red Earth Geosciences
3. Response to flooding impacts submission by Stephen Gray from GRC Hydro Pty Ltd
4. Servicing for water and sewer plan prepared by Warren Smith and Partners
5. Chronological timeline of events for Wallacia Memorial Park
6. Letter from Travers Ecology to CMCT regarding orchid sighting