

# Wallacia Progress Association



27<sup>th</sup> March 2019

## DA17/1092 Crown Cemetery Development, Wallacia NSW 2745 - OBJECTION

Good Morning to the IPC commission, Hon Tanya Davies, speakers and the Wallacia community,

For those that don't know me my name is Jane McLuckie and I am the Wallacia Progress Association inc President , I represent the Wallacia community with our committee. WPA committee work for the benefit of the community to conserve and protect the special environment of Wallacia for future generations. Our aim is to enhance our local character which makes our neighbourhood distinctive. Wallacia is in the historic Mulgoa Valley and in fact the sister village of Mulgoa. Wallacia has its own unique history. Due to this fact Wallacia village is most fortunate to have many long term residents that have been proud to call Wallacia home for many years. All of whom purchased their homes around a Golf course that served as recreational space for many years (since 1932) . Now this said cemetery development will change the Golf course and village in perpetuity. Our community do not want this development and object for so many reasons.

Thank you to Diane Leeson (chair) and the commissioners of the IPC for conducting this meeting for our community today.

Wallacia Villagers and surrounding suburbs (The Mulgoa Valley) oppose and totally object to this Large Scale Commercial Cemetery Development being built on our golf course in the Wallacia Village.

Our community objects to the fact the department of planning have not taken many important factors into consideration and have recommended approval of this said development with conditions. Our Community have been asked at today's meeting to view our concerns about the Departments Assessment Report. With this in mind I will report on just some the deficiencies and discrepancies that need to be addressed. Items are just an overview and other speakers will elaborate and expand on items in following presentations.

### 1. lv and 6.2.2 Site: Unsuitable land

Flood plains, swamps, drainage areas to waterways are not suitable for cemeteries (Dent, B.2002.) As Wallacia village is a flood plain and ground waters drain from the village and Northumberland Green Estate (not kerb and guttered) into Jerrys Creek and

backs up into residential properties on a rain event .This cemetery development therefore is not suitable. See Map (Ref#1) I have provided by GRC HYDRO for inadequate mapping of Jerrys Creek. No clear markings or run off direction of drainage is shown. All properties on the south side of the site are directly affected from run off surface water from the WGC. This is a map taken from Urbis reports, red is high hazard and seems to just stop, and the high hazard continues down at the back yards of properties the full extent of Northumberland green Estate. This has not been taken into consideration. Yellow highlights are extension to mapping that should have been studied before approval of this development. Orange areas are homes that are flood affected and go underwater. This is local knowledge of flood incidences. Crossman Reserve that is marked on map in red is a natural watercourse and a swamp land ecosystem. This reserve is mostly overgrown land and in wet periods cannot be walked upon or used due to boggy soil and mosquitos. Our community fears pollution of our creek ecosystem and Nepean River and the people, if this cemetery development is approved. We fear polluted waters will cause illness and disease when the floods ravage our town. (Note: email 18.02.19 sent to (MTJ) IPC from WPA regarding flooding in Townsville).

Zone E3 Environmental Management - to ensure development is compatible with the environmental capabilities of the land and does not increase demand for public services or facilities. Also to minimise conflict between land uses within the zone and land uses within adjoining zones. Our community deems these objectives have not been met and more local research is required on this subject. This site is adjacent to residential properties even though CMCT reports provided to Penrith City Council state it is not. (Ref#3) .This reporting is misleading to the department and detrimental to the outcome of this determination.

I supply an Urbis report (Ref#2) from a meeting on 15.02.18 with WPA, where CMCT acknowledged residents live adjacent to the site and was open to discussions with residents , on a case to case basic for land remuneration or compensation. This has not happened and if this proposal is approved our community demand compensation for loss of our amenity, liveability and to vacate our homes. Many villagers choose not to live near a cemetery and will be forced to sell up and leave their homes. It has never been reported that a cemetery has been built around an already existing community. Land has been sourced that will not affect the people and our community encourage this land to be obtained for this said cemetery.

CMCT had a meeting with WPA on 15.02.19 we were advised it is proposed that graves be two deep. This will be a total of 176,000 dead bodies in our Wallacia village. Why do the CMCT still advertise 88,000 dead? See attached document (Ref#2).

This development is non-compliant with Penrith LEP 2010. The development does not comply with key provisions of the plan including those related to Flood planning, Development on natural resource sensitive land, protection of scenic character and landscape values, salinity, servicing and the Mulgoa Valley. (PCC Assessment Summary point 5).

#### Soil unsuitability.

The regional geology at Wallacia Golf club is the Bringelly shale which is a shale member of the Wianamatta group. The soil type of Wallacia Golf course is Luddenham, Blacktown and Richmond soil types. The department's reports state soils at WGC are comparable to Varroville?? This is incorrect as Varroville sits on the Picton soil landscape. The soil types between these sites are not comparable and more local data is required. These soils do not occur on the same broad soil landscape. Shallow bedrock, perched groundwater and waterlogged soils are present on WGC. Additional site specific data is required. Inadequate data and studies have been presented with studies conducted under dry weather conditions.

#### 6.5 - Traffic and Access into proposed development.

Access into this proposed development will be catastrophic. Traffic on Park Road is excessive. Traffic studies are grossly deficient and not taking into consideration traffic from new development at Silverdale (new shopping centre), Bringelly, Luddenham and already approved cemeteries on Greendale road. Traffic studies were not undertaken at peak times and did not factor in large trucks that come down Park road due to other local roads being load limited or grave diggers machines, trucks with excavators to dig holes to bury, monument masons or cemetery patrons. Also loaded trucks going to and from the Norton Quarry on Nortons Basin road. Inadequate data was supplied and new studies at peak times need to be completed including these truck movements before determination is considered. Traffic at full development will be 330 two-way vehicle trips per hour on weekends. This equates to 5.5 cars per minute. Around one car every ten seconds. This information is sourced from the departments assessment report 2.1.

This is not what our community want for the future of our Wallacia village.

#### 1.1 Council Assessment report - only preliminary assessment.

The department of planning reviewed Penrith City Councils preliminary assessment report therefore how could a determination be made on a preliminary council report? The council had their report taken away from them by the planning minister as the CMCT decided they were taking too long. CMCT should realise that to accurately complete a report on such a large scale development takes time. The reports from council used for this determination were not finalised and therefore deficient.

## Engagement.

The submission data presented on the Department of Planning assessment report is inaccurate. It states 94 submissions were received. On the IPC website it clearly shows 128. They also reported 158 signatures on petitions handed into council, but there were 277 submissions in petition form against this development handed into council. There were also three community petitions that were submitted through NSW parliament by Hon. Tanya Davies on the communities behalf that were over 500 signatures each. Hansard website one attached.

Actual submissions are no less than - 128 received plus 277 council petitions ( 405) ,  
3 X over 500 Hansard petitions signature . Total Hansard petition signatures 2562  
Total of all submissions – 2967 .

The Department of planning reports 24 submissions were in support of the proposal.  
 $2967 - 24 = 2943$  signatures / residents are against this development proposal. Again these figures the department have used on their reports are misleading and inaccurate. (2016 census shows total population of Wallacia 1,700) This shows clearly this development is not in the public interest.

Urbis published an engagement report (Ref#4) that states Urbis connects the brightest people to shape cities and communities for a better future. They are using WMP as a case study for success. They also say they are your trusted advisor in engagement. Our community disagree that this proposal will shape our village for a better future. Urbis have also stated their experience with Wallacia Memorial Park was managing high degrees of community concern in relation to the proposal and demystifying the project. This was not the case with our community and our community felt our questions were not answered. The CMCT and Urbis both had in mind what they were going to do and just tried to sell it to our community. Personally I consulted at our hall on the community consultation day with Cameron Nixon (Urbis senior planner) for quite some time expressing my concerns about this proposal , he wrote them all down on a note pad but he did not get back regarding my concerns. I had no response. He did not care.

Our community felt strongly this consultation was just a “tick the box” exercise. We did not feel they listened to the community but were there as they had to look like they consulted us.

## 6.6 Other issues.

### Signage and fencing / lighting/security

CMCT have stated on response letter to PCC that no signage is proposed. How can this be a cemetery with no signs??? Reports from RMS dated 15.06.18 state “ No stopping” are to be installed across the frontage of the site. There also is a pedestrian walkway proposed from the entrance of Cemetery to the gold club house. This will change the rural aspect of the land and make it look like a built up area. There will be signage and lighting that will change the rural aspect of our entrance into our Wallacia village.

Urbis visitors and operations in WMP plan of management - The engaged security company will be responsible for opening and closing site gates. WMP staff will provide casual surveillance during operating hours. Random patrols will be undertaken throughout the cemetery outside of operation hours. Surveillance cameras will be installed on gates and buildings. Urbis also state in their report comparison to Varroville that the cemetery will remain open and accessible to the general public for visitation at all times. This again shows discrepancies and flaws in the reporting. What actually will be happening in this cemetery? Will it be gated with a guard or open at all times?

Why were reports of Varroville and Wallacia combined? Separate reporting should have been completed. Reviewing of these reports was very difficult and errors were made.

Urbis WMP plan of management p3 - The vision for the Wallacia Memorial Park - at the closing of that report when talking about the plan of management they refer to Macarthur Memorial Park. Again flaws in reporting that are misleading and confusion for the Department of Planning. (Ref#5)

### Review of Draft conditions to DA.

The Cmct have requested a review of draft conditions that seem the department of planning approved. See attachment (Ref#6)

- Applicant agrees to all conditions except for the following which are recommended to be amended 3b, 5,17,20,29,31,33,35,37. (how are we the public expected to know what these are or reference to find them?)
- 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.

Our Community do not want this short cut taken. Penrith City Council know are local area and must be consulted and they should approve any changes. We as a community encourage IPC to consider not allowing this condition.

### Tourism and recreation in a cemetery.

Mulgoa and Wallacia Rural village Strategy states Wallacia village will also be an important source for tourism within the city. Tourism provides opportunity to revitalise the villages but can also create potentially negative influences like traffic generation. Successful balancing of these influences is an important component to managing the future character of Wallacia. Wallacia will play an important role in capturing passing tourist trade. As is the case for the valley generally, the open spaces in this location, which attract visitors and residents alike, need to be carefully managed so that they can continue to provide for both tourism and rural living.

CMCT in Urbis Management Plan state they want to raise the profile of WMP as a resource for the whole of Sydney. This is not consistent with the Mulgoa and Wallacia Rural village Strategy at all. We as a community do not want Sydney, Parramatta and to Wollongong traffic on our rural road system. Is it also those bodies from this drawing area are buried in WMP? We as a community already have plenty of burial sites as stated at last community briefing with WSPP in April 2018. Our community strongly oppose the fact that CMCT have purchased land without community consultation and then tells us the wider Sydney region will be promoted to visit and bury their dead in Wallacia.

No member of Wallacia community will enjoy any recreation in a cemetery yard.

### Wallacia Memorial Park – Burial Extent and type map ( Ref#7)

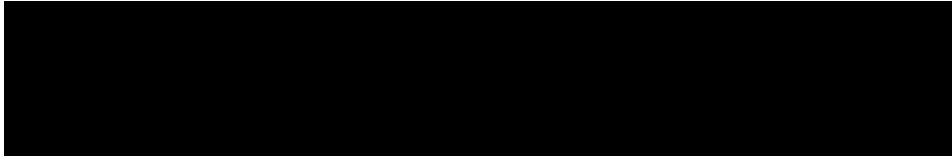
Wpm – burial extent and type. This map is grossly inadequate. No explanation key to what burials or type. How can our community review or analyse this map? How can the Department of Planning determine an approval with these types of inadequate maps? There is insufficient information to finalise recommendation of approval on this proposal.

Conclusion- Our Community request the Independent Planning Commission consider-

1. a) The Hawkesbury- Nepean floodplain ( infrastructure NSW Flood Fact sheet , February 2018)  
b) Hawkesbury - Nepean Valley Flood Management Review.  
c) (SES (2015) Vol2. Hazard and Risk in the Hawkesbury- Nepean Valley).
2. Unsuitable Soil Conditions for a Cemetery- The soil type of Wallacia Golf course is Luddenham, Blacktown and Richmond soil types. Shallow bedrock, perched groundwater and waterlogged soils are present on WGC.

3. Amenity – What is amenity “ the pleasantness or attractiveness of a place” Visual impacts on our rural village with lighting, signage, noise from traffic and machinery, grave diggers and funeral possessions will adversely impact on our amenity.

Wallacia Village is not the right location to site a Large Commercial Cemetery Development for the Greater Sydney. WPA asks that the Independent Planning Commission rejects this development application by the CMCT at Wallacia.



Wallacia Progress association Inc.