

3rd April 2019

To The Independent Planning Commission (IPC)

DEVELOPMENT PROPOSAL: AO85-18 Crown Cemetery Development, Varroville NSW

I DO NOT give permission for my surname or address to be published.

I must stress my strong OBJECTION to this DA proposal for a cemetery, by the CMCT, in the Scenic Hills of Varroville NSW as a former resident with family who still resides there.

This DA should be rejected given it does not meet CLEP requirements. Residents of Varroville and Campbelltown, and past residents like me are opposed to it.

Our region is steeped in rich history from the early days of settlement. The NSW State Government should be supporting protecting this history to preserve if for many generations to come. Not destroy it with a cemetery. We need to protect the scenic heritage pastoral land, and its aesthetic values for the residents of Campbelltown, and visitors to the City of Campbelltown.

Below is part of the landscape where Stage 1 is proposed. No matter how much 'landscaping' is performed, it will change this landscape forever. There is no true way to hide the internal roads that are proposed, headstones, crypts and the like. It will detract from the natural beauty of this culturally important landscape.



Figure 4.0.4. From St Andrews Road looking towards north-east towards Bunbury Curran Hill and over the significant Colonial cultural landscape of Varroville

Please note: excerpt from the Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Section 4.0.1 page 62:

'The prevailing character of the landscape is one in which the aesthetic of the natural landscape dominates over the constructed even though it contains many historic farms and structures at a density which is now rare in such close proximity to a major conurbation such as the Sydney metropolitan region. Most evidence of human occupation 'sits lightly' in this landscape, being modest in scale, simple in design and built using traditional materials and finishes. The more sympathetic structures are visually connected to the landscape through densely planted gardens around the house which blend into the landscape when viewed from a distance. Outbuildings, sheds and fences are simple, vernacular structures and are unobtrusive in their siting and construction.'

'Many of the early farmhouses in the Scenic Hills have survived and most of these are now recognised as being of State heritage significance. The survival of whole Estates has however been a rarer phenomenon, with Varroville being a rare and highly significant example of an early Colonial property (from 1810) still in its original landscape setting, even though the

ownership has been divided and the management of its significance as a visually intact historic landscape is now a challenging one.'

There are many references to why the Scenic Hills require to be protected in the Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection. Refer to section 4.0.1 pages 67, 68, where it states:

'The busiest route of arrival in the Campbelltown LGA from the north however is via the freeway which forms part of the Hume Highway, the main route between Sydney, Canberra and Melbourne. The freeway follows the alignment of the main valley and good views are available to the landscape of the Scenic Hills, particularly north of St Andrews Road where they extend over the Scenic Hills Riding Ranch and Varroville; and help to define Campbelltown's unique scenic landscapes.'

I refer to the same study as mentioned above, section 4.0.2 – Issues Affecting the Scenic Hills - pages 68,69:

'The landscape of the Scenic Hills is essentially a cleared, pastoral one. The areas of significant tree growth are limited to the highest prominences and in gully lines, and the remainder of the landscape is undeveloped. The juxtaposition of these in distant views creates a textural depth to the landscape that is lost when developed, even if screened by emergent trees.

Any increase in the density of development and/or introduction of non-agricultural uses into the landscape of the Scenic Hills will have a significant adverse impact on the setting of the City of Campbelltown and its integrity as a mature and truly unique urban landscape which has been so carefully protected over the last 50 years of development.'

'The integrity of the cultural landscape of the Scenic Hills depends not only on the aesthetic qualities of views over the landscape, but also the retention of rural land uses throughout the area. Although the desire of owners to pursue active farming activity varies, the Scenic Hills still contains a range of rural uses including dairy farming, large-animal grazing and the growing of plants such as grapes and olives and these should be encouraged to continue and thrive through land use zones. This includes ensuring that the uses allowed in adjoining zones will not be likely to give rise to complaints and conflict over the essential incompatibility of some agricultural uses and suburban living caused by pollutants such as noise and odours. One type of land use that has a strong precedent in the landscape of the Scenic Hills is that of education and religious centre St Gregory's College, the Mt Carmel High School, the Carmelite retreat and priory and the recently approved St Sava's College are all within the landscape. It should be noted however that none of these uses includes facilities for active worship such as churches or other religious gathering places.'

This DA proposal by CMCT for a cemetery goes against everything outlined in our Local Governments Visual Impact Study used for the CLEP 2015. It goes against everything under Zone E3 Environmental Management.

I moved to Varroville at the end of 1971. My family still lives there. I enjoy spending week-ends and school holidays there where my children can escape the city and experience rural life in a lovely quiet aesthetic location. They love going there. This land proposed in Varroville is not suitable for a cemetery.

The Scenic Hills is a protected area, and has been since 1972. It is basically the last truly beautiful natural part of the Campbelltown District. Lush rolling hills which are home to a few lucky people, including the Discalced Carmelite Nuns and The Friars. The Friars have been in Varroville since 1964. The Nuns since 1987. They are also against this proposed development as it will be disruptive. It will contradict the reasons this area was chosen for them to reside, as it will ruin the beautiful landscape that they find solace and peace within. Not to mention the impact also on other residents in Varroville, and across Campbelltown.

The residents of Varroville will be directly impacted by this cemetery by noise pollution, by means of increased traffic and people.

There is no public transport. There is no train station in walking distance. The road is rural. It is quite a long walk to the proposed cemetery from the bus stops in Raby. There is only access via Campbelltown Road or Spitfire Drive as main access roads. It really is implausible that this cemetery is even being considered even in the context of access. Any changes made to St Andrews Road to accommodate this cemetery will take away this rural, peaceful and scenic nature of this area breaching the Zone E3 Environmental Management CLEP 2015.

It will be extremely disappointing if the NSW State Government allows this DA to be approved. It will be a very sad day in The Macarthur Region in regards to the history that will be lost forever of its colonial past.

Please reject this absurd DA proposal for a cemetery by the CMCT, and allow the local community of Macarthur, and the residents of the Scenic Hills in Varroville to stop feeling threatened that their rural heritage, and cultural landscapes of the Scenic Hills is under threat from developers. Please ensure these areas remain protected for future generations. I would like my children, and their children in time, to be able to enjoy this area in the future. To experience the area I grew up in as it was.

Yours Sincerely,

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