VARRO VILLE



8 February 2019

Professor Mary O'Kane Chair, Independent Planning Commission Level 3, 201 Elizabeth Street SYDNEY NSW 2000

Sent by email to ipcn@ipcn.nsw.gov.au

Dear Professor O'Kane:

Re: Interrelationship of two projects before the Independent Planning Commission: (1) Crown Cemetery Development Varroville – A085/18 & (2) Varro Ville Curtilage Expansion Review.

We write to you on a matter of urgency as the owners of state-listed Varro Ville Homestead (SHR #00737).

As you know the Independent Planning Commission (**Commission**) is considering two projects under two different panels which are interrelated and which affect us and the public deeply being: the *Crown Cemetery Development Varroville – A085/18* (**DA**) and the *Varro Ville Curtilage Expansion Review*.

Our prior attempts to raise the interrelationship of the two projects with the respective panels have been deflected on the basis that the panels operate independently of each other. We thus wish to raise with you as the Chair of the Commission the importance of sequencing these two projects based on their interrelationship and the need for the Commission to be seen to be following proper process. We have previously written to the respective Ministers for Planning and Heritage on this matter and copied the Commission. In their response to us and to questions from our MP (Macquarie Fields), the Ministers have formally indicated that the burden of responsibility for this matter now resides with the Commission. I thus reiterate our concerns below.

The curtilage expansion under review by the Commission includes much of the land that is the subject of the Varroville Cemetery DA and is a critical consideration in the DA assessment. The progression of this matter through the planning system to this point, where the two elements - heritage versus cemetery development – are vying for legitimacy, is littered with problems of process destroying our and the wider community's confidence in the system. The expansion's listing *must* be decided by the Heritage Minister, in accordance with the *Heritage Act 1977*, with or without the advice of the Commission, *before* the DA is assessed if we and the rest of the community are to have any confidence left in the system and the Commission's role in it. The relevant facts in this are:

 The curtilage expansion's nomination to the State Heritage Register (SHR) preceded both the land's 'spot' rezoning to permit 'cemeteries' (lodged 9 September 2013 and made 17 February 2017) and the DA (lodged 17 October 2017). The curtilage expansion was first nominated in 2000 – nineteen years ago - and was pending at the time that all affected landowners bought their land: my husband and I bought in April 2006 and the CMCT in January 2016 (apparently exercising a prior option on the land from 2013). On 8 September 2014, at the direction of the then Heritage Minister (Rob Stokes), it was brought forward for investigation and, in the absence of any action by the CMCT to progress it, we re-nominated it on 23 May 2016 accompanied by a curtilage study part-funded by a heritage grant from the Heritage Council of NSW (**NSWHC**). Both the CMCT and the Department of Planning & Environment (**DOPE**) were aware of this when they questionably proceeded with the rezoning.

2. Common sense and proper practice dictates that the state heritage significance of a property is determined first and any development subsequently assessed for its impact on the identified significance. The intention of the curtilage expansion was to correct an error in the original 1993 Permanent Conservation Order over Varro Ville Homestead and its garden that left many of the elements contributing to its state significance outside its SHR boundary and in separate ownership. The NSW Office of Environment and Heritage (OEH), as delegate for the NSWHC, objected to the CMCT's rezoning application writing to the South West Joint Regional Planning Panel (SWJRPP):

'The Heritage Division has awarded Ms Jacqui Kirkby a heritage grant to prepare a Heritage and Curtilage Study for Varroville. The findings of this study are due but yet to be received. These findings are considered to be crucial in determining the appropriate curtilage of the Varroville House [sic] and any Planning Proposal should not proceed before these findings are available. The reports supporting the Planning Proposal such as the draft CMP and Visual Impact Study and Design Master Plan may all need revision and alteration as a result of cross-comparison with this study.'

The SWJRPP and the DOPE, the latter as delegate for the Planning Minister, ignored this request and rezoned the land (166-176 St Andrews Road, Varroville, NSW) to permit cemeteries as an *additional* land use within the Campbelltown Local Environment Plan 2015 (**CLEP15**), with development subject to *consent* and a CMCT Conservation Management Plan (**CMP**) based on outdated information embedded in the CLEP15 that the NSWHC had declined to endorse. The DOPE was clearly acting outside its remit when overrode the NSWHC by including it in the CLEP15. The rezoning was highly controversial in both the local and heritage communities – it was opposed not only by the NSWHC but by 12/15 local councillors (from both sides of politics), the relevant state and federal MPs, adjoining landowners (notably the Carmelite community of nuns and friars and us as the owners of state-listed Varro Ville Homestead) and by state heritage bodies, the National Trust of Australia (NSW) and the Australian Garden History Society (NSW). Other heritage organisations - the Royal Australian Historical Society and Historic Houses Association – have now joined them in supporting the curtilage expansion and its revised statements of significance.

3. The NSWHC finally resolved to recommend the expansion's listing to the Heritage Minister on 28 September 2017 *prior to the DA's lodgement with Campbelltown City Council on 17 October 2017*, and briefed the Minister on this on 31 October 2017. Under s.34 (1) of the *Heritage Act 1977*, the deadline for the Minister's deciding the expansion or referring it to the Commission, was *mid*-



November 2017, with a decision due no later than *mid-February 2018* if it had been referred to the Commission. The Minister has thus been in breach of the Heritage Act for more than a year. Further, the Commission's acceptance of the Minister's 'out of time' request, along with the Commission's request for another extension of time, further delays the decision and continues that breach.

- 4. The Ministerial Briefing papers of 31 October 2017 show that there was no reason to not direct the listing of the expanded curtilage as no relevant objections under the Heritage Act were raised and all affected landowners supported the recommendation.
- 5. The CMCT has since withdrawn its support for the listing on the basis that it would impede its DA cemetery development, *despite supporting this curtilage recommendation during the relevant time frame, and nominating a similar curtilage as part of its rezoning application (planning proposal).*

We lodged a request for information relating to the Minister's delay in making her decision on 3 August 2018 under the *Government Information (Public Access) Act 2009* (GIPAA). Due to objections from the CMCT and its consultants we do not yet have their correspondence with the government in this matter. However statements at the Commission's Hearing on the Varro Ville Curtilage Expansion Review, and other correspondence, clearly show that the CMCT is seeking to have the DA assessed *first* in order to ensure that its cemetery development can proceed unimpeded by a heritage listing.

Thus in a significant breach of public trust and questionable ethics, it would appear that the CMCT is trying to move the goalposts: Having stated it would support this curtilage along with the preservation of the *'colonial landscape'* in its planning proposal (rezoning application), it now seeks to remove this impediment at the DA stage. The CMCT's Heritage Impact Statement accompanying the DA shows that state significant heritage identified within the expanded curtilage and in the revised statements of significance will simply be recorded and then destroyed to make way for the cemetery. This has been criticised in submissions to the DA – as an example see National Trust: https://www.nationaltrust.org.au/initiatives/varroville

- 6. As the cemetery development was not approved at the time of the curtilage expansion recommendation, and was still not approved at the time of the closure of submissions for the Commission's review of the expansion, it was/is not a relevant consideration under the Heritage Act in determining the expansion. However in not making the decision as required by the Heritage Act, the Minister has allowed the Varroville Cemetery DA to progress through the system unhindered by a state heritage listing. If the Commission now decides the DA before the curtilage expansion has been determined, it continues the prior perversion of process as the cemetery would potentially become a relevant consideration for the Minister, which we now understand to be the preferred outcome of the CMCT. This is not in the public interest for many reasons, not least of which is the proper observance of the law by Ministers and planning authorities.
- 7. As the Minister had no cause and no legal basis to withhold her decision, *and* it is now clear that the CMCT was not honest with the community about its intentions towards our state's heritage, it enhances a perception of inappropriate political interference in the planning process in support of a



large powerful developer and an entity of the Sydney Catholic Archdiocese.¹ The Commission's continuation of that process implicates it similarly.

8. The balance of public interest in this case adds weight to the proper and legal consideration of the curtilage expansion *first*. The conservation of the state's heritage (as identified by the government body endowed with the responsibility for doing this - being the NSWHC, *not* the Department of Planning), *versus* a minority cultural practice of burial (preferred by a third of the population) that can be carried out on other less sensitive Crown land on Sydney's outer rim - noting that Sydney's South West is not even a preferred strategic location for cemeteries identified by Cemeteries and Crematoria NSW, the statutory body set up to oversee the industry².

We urge the Commission to defer the assessment of the Varroville Cemetery DA until the curtilage expansion for Varroville has been settled. Should the DA be decided before the curtilage expansion is legally decided under the Heritage Act, it would call into question the role of the Commission's Varro Ville Curtilage Expansion Review in this process and significantly undermine the perception of the Commission's independence from powerful vested interests and inappropriate Ministerial interference in the planning process.

Yours sincerely



For: Jacqui Kirkby and Peter Gibbs



¹ The above perception is aggravated by the government's appointment of the CMCT's heritage consultant, Mr Stephen Davies, to the NSWHC in 2014 and then as its next Chair during the progress of this matter through the NSWHC. Mr Davies was not able to participate in any matters pertaining to Varro Ville at the NSWHC but his role as Chair was inappropriately used by the Department of Planning (in its report to the SWJRPP) to justify choosing his opinion over that of our consultants during the rezoning process.

² See p.39: <u>https://www.industry.nsw.gov.au/ data/assets/pdf file/0014/143402/CCNSW-Metropolitan-Sydney-Cemetery-Capacity-Report.pdf</u>