



**Heritage Council**  
  
of New South Wales

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The General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

Attention: Mr Jeff Lawrence

Dear Mr Lawrence,

**Planning Proposal for Macarthur Memorial Park 166-176 St Andrews Road Minto**

Thank you for referring the Planning Proposal for Macarthur Memorial Park to the Heritage Division for comment.

The documents attached to the referral including Planning Proposal Report dated September 2013 and Heritage Assessment Reports dated August 2013 prepared by Urbis Pty Ltd and an Aboriginal Heritage Report dated September 2013 prepared by Artefact Pty Ltd have been reviewed.

The following comments are provided to assist Campbelltown Council in its consideration of the Planning Proposal.

The Planning Proposal seeks amendment of Campbelltown Local Environmental Plan – District 8 (Central Hills Lands) to permit "cemeteries" as an additional permitted use in the 7(d1) Environmental Protection (Scenic) Zone and 6 (c) Open Space (Scenic Zone) at the subject land (Lot B DP 370979, Lot 22 DP 564065 and Lot 1 DP 218016).

The subject lands surround a property known as Varroville which is of State heritage significance and listed on the State Heritage Register (Lot 21 DP564065). Varroville is also listed as an item in the heritage schedule of Campbelltown Local Environmental Plan – District 8 (Central Hills Lands).

At its meeting of 2 October 2013 the Heritage Council resolved to investigate expansion of the State Heritage Register, curtilage around Varroville to include the outbuildings located on the Varroville estate and to request Campbelltown City Council to consider the status of the outbuildings on the Varroville estate in relation to the Local Environmental Plan.

The Heritage Council further resolved to request Campbelltown City Council that the existing zoning controls around Varroville that is 7(d1) Environmental Protection (Scenic) Zone and 6(c) Open Space (Scenic Zone) be retained in the new Standard Instrument - Campbelltown Local Environmental Plan 2013.

As you are aware the Heritage Council has previously supported retention of the Scenic Hills as a rural and forested cultural landscape. It has also supported Campbelltown City Council in the Land and Environment Court challenges to the Scenic Hills and Macquarie House on the basis that the Scenic Hills act as a visual and physical buffer to expanding urban development in Campbelltown.

The Heritage Division does not believe that the proposed cemetery usage of the lands outside the existing State Heritage Register curtilage boundary for Varroville estate is compatible with the open space rural character of this part of the Scenic Hills. It further believes that the additional cemetery usage of the subject land contradicts the aims and objectives of the existing Local Environmental Plan and existing zoning of the land.

The proposed additional cemetery use of the subject land constitutes "commercial premises". Such a use is not only contrary to the objectives of the local environmental plan but also the objectives of the existing 7(d1) Environmental Protection (Scenic) Zone and 6(c) Open Space (Scenic Zone) of the subject land.

The ongoing rural use of the Varroville estate is the best conservation outcome for this landscape. On this basis the Heritage Division supports agricultural and pastoral use of the subject land because this provides for continuity of historical land uses on the estate.

The Heritage Division does not believe that the proposed concept design for Macarthur Memorial Park will be compatible with the predominantly rural character of the Scenic Hills and the subject land. Formal lawn graves, memorial terraces, car parking, roads, signage, condolence rooms and formal lines of trees are all at odds with the informal rural character of the subject land.

As the Statement of Significance in the Heritage Assessment Report submitted with the Planning Proposal fails to assess the heritage significance of the subject land as either local or State, a Statement of Significance should be prepared for the Varroville Estate in its entirety to assist understanding and appropriate management of the place.

The documents listed below should be prepared as a minimum to properly inform decision about land use, zoning and future change:

- Conservation Management Plan for the Varroville estate in its entirety
- Historical Archaeological Assessment for the Varroville estate in its entirety
- Structural Assessment of all outbuildings on the Varroville estate
- Schedule of Conservation Works required for all outbuildings and other elements on the Varroville estate
- Identification of all significant views in and out of the property including axial views to Denham Court and Macquarie Field House
- Identification of all significant views within the Varroville estate including from Varroville House to the Sturts Chain of Ponds to the Homesteads north west
- Recognition of significance of public views from the Hume Highway across the subject land to the Homestead Group and out buildings and trees – this is significant as the main public appreciation of the Varroville estate

On the basis of the above the Heritage Division does not support the Planning Proposal for Macarthur Memorial Park and is happy to attend a meeting with you to further discuss the issues associated with this matter.

Please contact Alice Brandjes on (02) 9873 8560 or [alice.brandjes@heritage.nsw.gov.au](mailto:alice.brandjes@heritage.nsw.gov.au) if you have any further enquiries in this matter.

Yours sincerely



**Cameron White**  
Acting Deputy Director  
Heritage Branch  
Office of Environment & Heritage

28/11/18

**AS DELEGATE OF THE NSW HERITAGE COUNCIL**