

River Gardens Cemetery, Wallacia

Plan of Management (Concept DA)



Contact Details:

SJB Planning
Level 2, 490 Crown Street
Surry Hills NSW 2010
Australia

T: 61 2 9380 9911
planning@sjb.com.au
www.sjb.com.au

SJB Planning (NSW) Pty Ltd
ABN 47 927 618 527
ACN 112 509 501

Part 1: Purpose

- (1) The purpose of this Plan of Management is to establish performance criteria for the various aspects of the operations of the proposed cemetery (River Gardens Cemetery) at 1290 Greendale Road, Wallacia (the site) having regard to the relevant matters under the *Environmental Planning and Assessment Act 1979* and the *Cemeteries and Crematoria Act 2013*.
- (2) The Plan of Management will be required to be updated in accordance with the DA requirements associated with the Concept Plan DA and subsequent Staged Development (i.e. Stage 1, 2, 3, 4, 5-9).
- (3) All relevant licenses will be obtained prior to occupation commencing.

Part 2: Use of Plan

- (1) All staff shall be made familiar with this Plan of Management.

Part 3: Vision

- (1) River Gardens Cemetery is to be managed in accordance with sustainable development principles noting the site's significant ecological features including Duncan's Creek and the Nepean River riparian zones and associated native vegetation.
- (2) The site is designed as a memorial park where burial areas and structures are visually subordinate to the open character of the site and surrounding area resultant from the proposed earthworks, landscaping and associated water features.
- (3) The proposed non-denominational cemetery will contain 775,000 plots consisting of a range of burial and interment options are available based on religious, ethnical and cultural preferences and practices.
- (4) Site arrival will benefit from the retention of woodland canopy trees which seamless eases visitors towards car parking and building areas with landscaped views across towards the Nepean River.



Figure 1: Landscape Concept Plan (Source: Site Image Landscape Architects)

Part 4: Sustainability

- (1) The long-term sustainability will rely on objective financial and environmental management practices by the operator including:
 - Establish financial benchmarks to allow early assessment of commercial sustainability.
 - Establish financial and operational risk management processes.
 - Maintenance of the site in accordance with supporting environmental management plans (i.e. Vegetation Management Plan, Bushfire Protection Plan, Flooding).

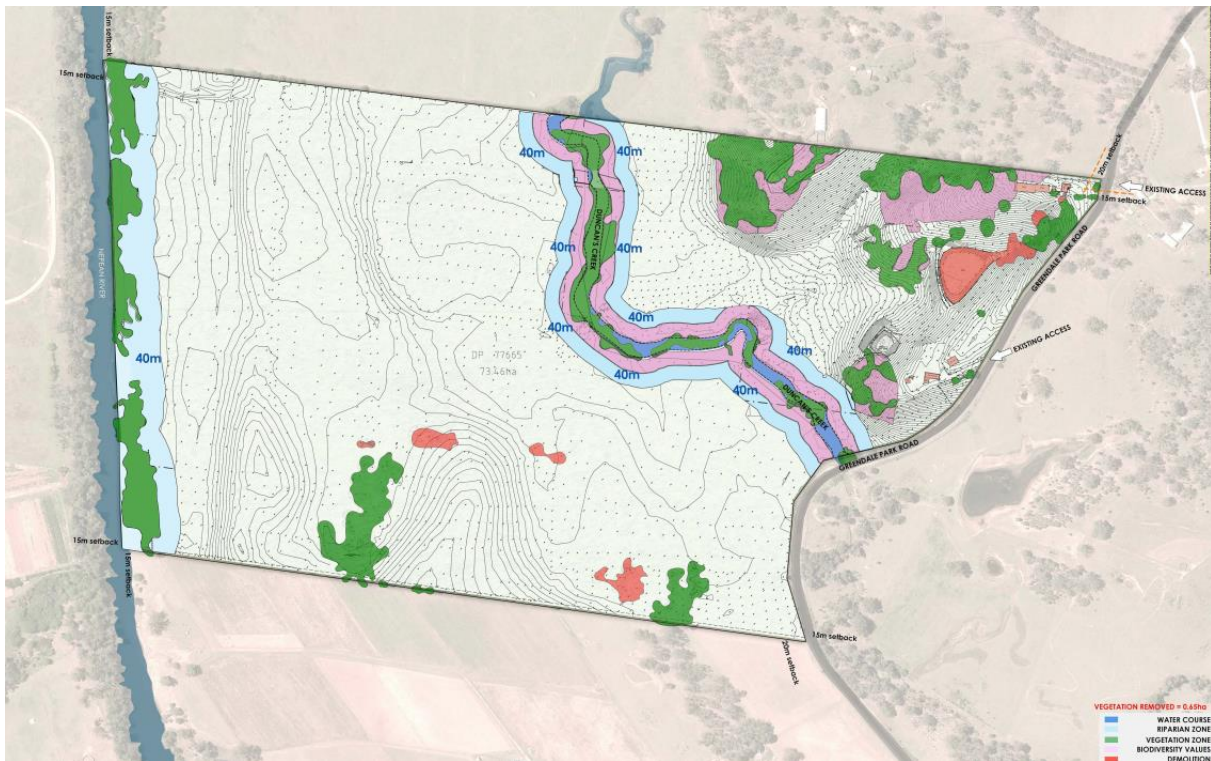


Figure 2: Existing environmental site constraints (Source: MKD Architects)

Part 5: Metropolitan Sydney Cemetery Capacity

- (1) The Metropolitan Sydney Cemetery Capacity Report was released by Cemeteries and Crematoria NSW (CCNSW) in November 2017.
- (2) Key findings of the report are reproduced as follows:
 - Capacity for approximately 301,000 grave plots were available in metropolitan Sydney cemeteries as of 1 January 2015.
 - The prevailing cremation rate is approximately 66%.
 - The grave occupancy rate is approximately 1.4%.
 - Over 1.5 million persons are projected to require burial or cremation in Metropolitan Sydney between 2015 and 2056 equating to 355,000 grave plots.
 - If there is no change to existing cremation and grave occupancy rates, cemetery capacity in metropolitan Sydney would be exhausted by 2051.
 - The pre-sale of grave plots is likely to curtail the availability for 'at-need' purchasers. The lack of availability will particularly disadvantage the following:

- Families with insufficient resources to pre-purchase plots; and
 - Communities with cultural and religious commitments to burial rather than cremation.
 - Urgent action is required in north and south regions to provide for the future burial needs of the central, north and south region communities.
- (3) The provision of burial space is an important responsibility as our population continues to grow particularly in Western Sydney. The evolving cultural identity of the Liverpool LGA and wider region will require forward planning and adequate land supplies to ensure that these practices can be provided to all groups.
- (4) The importance of cemeteries as social infrastructure is highlighted in Objective 6 of the Greater Sydney Region Plan and Planning Priority W3 in the Western City District Plan. The District Plan identifies that:
- “Cemeteries and crematoria are key social infrastructure that also need to be accessible geographically and economically, and reflective of a diversity of cultures and backgrounds. A growing Greater Sydney requires additional land for burials and cremations with associated facilities such as reception space and car parking.”*
- (5) Within this context, it is considered that the proposed 775,000 plot River Gardens Cemetery would serve the exponential demand for interment plots in the Greater Sydney Region as noted in the Cemetery Capacity Report. Furthermore, the proposed use accords with Objective 6 of the Greater Sydney Region Plan and Planning Priority W3 in the Western City District Plan.

Part 6: Hours of Trade

- (1) The proposed general hours of operation for the cemetery are 8.00am to 5:30pm Monday to Sundays (including Public Holidays). However, due to the varying type of ancillary services provided on site (Chapel, Crematorium) etc. the following variance to the general cemetery hours are proposed:
- Administration building: seven (7) days – 6:00am to 6:00pm
 - Café and Florist: seven (7) days – 8:00am to 5:30pm
 - Chapel and Crematorium: seven (7) days – 8:00am to 8:00pm
 - Function Hall Building: seven (7) days – 8:00am to 9:00pm
- (2) The site will be maintained and opened to the public for perpetuity.



Figure 3: Precinct Plan -Ancillary buildings (Source: Site Image Landscape Architects)

Part 7: Interment types

- (1) River Gardens Cemetery will contain 775,000 interment plots containing the following:
 - Inground burial plots (120,000)
 - Cremation walls (100,000)
 - Mausoleum plots (555,000)
- (2) It is estimated that the cemetery would host approximately 15,000 services (i.e. cremations, funerals etc.) per year.
- (3) Management including scheduling of services will be undertaken by the Operator to ensure there will be no overlapping between the set-up and use of buildings (i.e. Chapels, Crematorium, function hall etc) and associated car parking areas including traffic.



Figure 4: Burial plot location Plan (Source: MKD Architects)

Part 8: Project Staging

- (1) River Gardens Cemetery will be developed in stages to respond to ongoing demands for burial space as noted in the Concept DA proposal. Importantly, the Stage 1 DA will establish the development footprint for the entire site resultant from the proposed bulk excavation and associated flood mitigation works.
- (2) For reference purposes a breakdown of development per stage is outlined below:

Stage 1

- Demolition of existing structures
- Construction of Pad 1
- Construction of Pad 2
- Construction of Pad 3
- Construction of Pad 4
- Construction of Slip lane at Greendale Road entrance
- Pad 1 Loop Road
- Pad 1 Car park
- Pad 1 Landscaping including 35,000 inground burial plots
- Flood Wall
- Valley Earthworks
- Gatehouse

- Administration Building
- Crematorium
- On-site wastewater treatment

Stage 2

- Pad 2 Loop Road
- Pad 2 Landscaping including 25,000 inground burial plots
- Pad 2 Roadway & bridge connection
- Café & Florist
- Chapel
- Pad 2 Cremation Walls for 50,000 plots

Stage 3

- Lower Road
- Pad 3 Loop Road
- Pad 4 Loop Road
- Pad 3 Landscaping including 20,000 inground burial plots
- Pad 4 Landscaping including 40,000 inground burial plots
- Pedestrian Bridge / Walkway
- Function Hall Building
- Pad 3 Cremation walls (16,000 plots)
- Pad 4 Cremation walls (34,000 plots)

Stage 4

- Landscaping in Valley
- Mausoleum Type 1 (part 1) including 84,400 plots

Stage 5

- Mausoleum Type 1 (part 2) including 84,400 plots

Stage 6

- Mausoleum Type 1 (part 3) including 84,400 plots

Stage 7

- Mausoleum Type 1 (part 3) including 84,400 plots

Stage 8

- Mausoleum Type 1 (part 5) including 84,400 plots

Stage 9

- Mausoleum Type 1 (part 6) including 133,000 plots



Figure 5: Location Plan - Stage 1 (Source: MKD Architects)

Part 9: Interment Rights

- (1) An interment right is a contract between a cemetery operator and a right holder, allowing the right holder the exclusive right to use the allocated grave as an interment place. Purchase of an interment right does not imply ownership of the land itself or the right to carry out any particular activity within the plot. The land is still owned by the cemetery (River Gardens Cemetery).
- (2) When an interment right is purchased, the cemetery operator should provide a certificate in writing which identifies the location of the grave and associated details. Interment rights apply to all interments in ground and built structures.
- (3) Further details will be confirmed with future operators prior to the issue of a Construction Certificate (s).

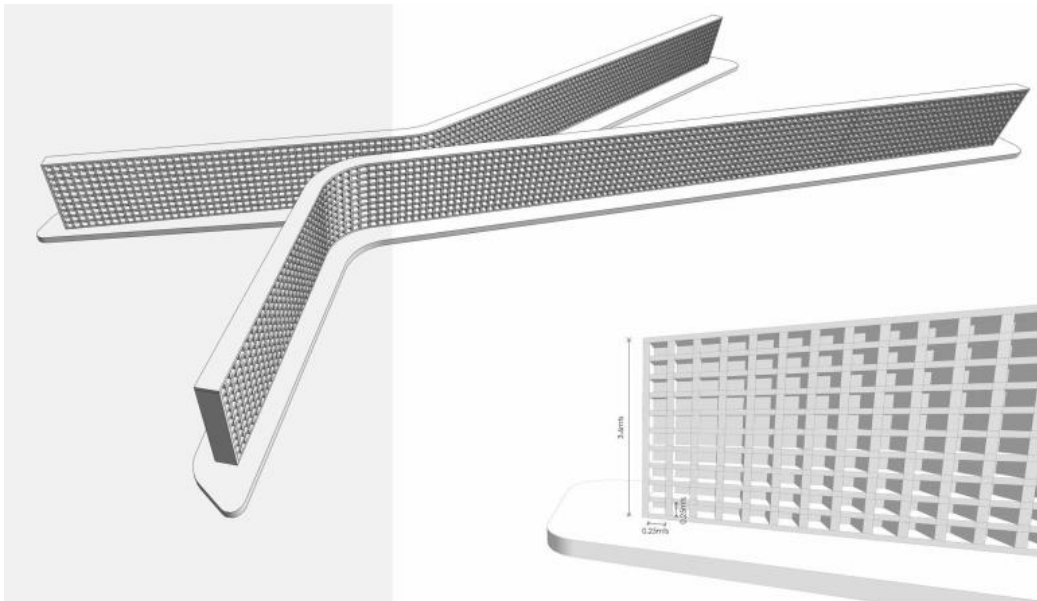


Figure 6: Cremation Wall design (Source: MKD Architects)

Part 10: Access

Roads

- (1) Access will be obtained off Greendale Road and will be facilitated by way of a new slip lane intersection to be constructed in accordance with Council requirements.
- (2) Internal roads have been designed to follow the topography of the land and minimise disturbance to native vegetation including trees.
- (3) The internal roads will enable visitors to River Gardens to directly access the various stages of the site including inground burial areas, cremation walls, Mausoleums etc.

Walking trials / cycle paths

- (4) In addition to the internal access roads, River Gardens Cemetery will provide an extensive network of pedestrian walking trails / footpaths and associated cycling paths throughout the site.
- (5) The network will provide safe and convenient access for visitors and the local community.
- (6) The location and design has been formulated in close cooperation with the project ecologies in order to ensure no significant impact on the creekline and vegetation below.
- (7) Elevated sections will be suspended up to 12m above the adjacent surface levels within the central valley basin.
- (8) The walkway creates a 'significant' environmental tribute to the riparian setting and as a memorial to those remembered at the site.

Management

- (9) Public access to the site (including all vehicular, pedestrian, and bicycle traffic) will be restricted to the approved hours of operation.



Figure 7: Precinct Plan including walkways (Source: Site Image Landscape Architects)

Part 11: Noise

- (1) The use of the premises shall be controlled so that any emitted noise is at a level so as not to create an “offensive noise” as defined in the *Protection of the Environment Operations Act 1997* to any affected receiver.

Part 12: Security Measures

- (1) The Operator shall implement the following CTEPD principles for the future operations:

CPTED Measures	Recommendations
Street number / Business Signage	<ul style="list-style-type: none">• The Street number and associated signage must be clearly visible from the road.
Directional Signage	<ul style="list-style-type: none">• There must be directional signage located at the entry to site, clearly indicating the location of the Gatehouse for general enquires.• A map of the site including all buildings, access roads, pathways, burials plots, carparks etc must be displayed.• There must be warning signs displayed where appropriate (i.e. flooding, bushfire etc)
Access Gates	<ul style="list-style-type: none">• Gates must be secured in accordance with the approved hours of operation.
Landscaping	<ul style="list-style-type: none">• Landscaping must be regularly maintained in accordance with the Vegetation Management Plan and Bushfire Management Plan.
Security Lighting	<ul style="list-style-type: none">• Security lighting must be installed.• Building entry and exit points must be adequately lit.
Car park	<ul style="list-style-type: none">• The car park must be well lit.
Surveillance	<ul style="list-style-type: none">• CCTV systems to be provided where relevant.
Emergency Management	<ul style="list-style-type: none">• An Emergency Management / Evacuation Plan must be developed prior to occupation.

Table 1: CPTED principles

Part 13: Delivery and Waste Disposal

- (1) All wastes shall be stored in designated refuse areas of the building. Disposal of the waste will be by appropriate contractors and shall occur between the hours of 7am and 9pm on weekdays and 9.00am and 5.00pm on weekends and public holidays.

Part 14: Maintenance

- (1) The premises shall be regularly maintained to the satisfaction of Cemeteries and Crematoria NSW.
- (2) Landscaping must be regularly maintained in accordance with the Vegetation Management Plan and Bushfire Management Plan.

Part 15: Fire Safety and Safety Measures

- (1) The Operator shall ensure that all essential services installed at the premises remain in good working order and serviced regularly as required.
- (2) In the event of any malfunctioning of any essential service, the Operator shall ensure that it is rectified as quickly as is reasonably possible.
- (3) Lists of the telephone numbers of all relevant emergency agencies shall be kept near all telephones.
- (4) All managers and other permanent staff shall be made aware of fire safety requirements and the procedures to be followed in the event of an emergency at the premises.

Part 16: Complaint Handling

- (1) All complaints made to the cemetery are to be recorded in the Incident Register noting the date and time of the complaint; nature of the complaint, address and contact details of the complainant; and any actions taken to deal with the complaint. A note of the complaint and whether it has been, or needs to be, followed up is to be made in the day diary.
- (2) All complaints are to be responded to by management within 48 hours of a complaint being made if the complaint was not made to management in the initial call.
- (3) The incident register is to be reviewed weekly by the Operator to ensure that complaints, where possible, are being dealt with.
- (4) Any recurring complaints should be dealt with, if attributable to the cemetery, through new management procedures and incorporated into this plan.

Part 17: Staff Training

- (1) Staff will be trained upon employment (and from time to time on an on-going basis and at least once every 6 months) as to the importance of managing patrons entering and leaving the premises particularly after 8.00pm in the evenings.
- (2) Training shall include the provision of a copy of the Plan of Management to each staff member.

Part 18: Amendment to this Plan

- (1) If, in circumstances where experience shows that it is reasonable or desirable to modify any provision of this plan for the better management of the premises, that modification shall be made to the plan and a copy shall be provided to Cemeteries and Crematoria NSW and Council.



Figure 8: Precinct Plan – Mausoleum Landscape setting (Source: Site Image Landscape Architects)